



## PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

|   |                                |                          |
|---|--------------------------------|--------------------------|
| <b>CITY PLANNING CASE:</b>  | <b>ENVIRONMENTAL DOCUMENT:</b> | <b>COUNCIL DISTRICT:</b> |
| CPC-2014-0194-GPA-ZC  | ENV-2014-0193-MND              | 12                       |
| <b>PROJECT ADDRESS:</b>   |                                |                          |
| 8500 Fallbrook Avenue<br>Canoga Park, CA 91304  |                                |                          |
| <b>APPLICANT/REPRESENTATIVE:</b>  | <b>TELEPHONE NUMBER:</b>       | <b>EMAIL ADDRESS:</b>    |
| Shawn Evenheim, The Village at the Valley Condos, Inc.<br>21510 Roscoe Blvd.<br>Canoga Park, CA 91304   | 818-999-9979                   |                          |
| <input type="checkbox"/> New/Changed  |                                |                          |
| <b>APPELLANT/REPRESENTATIVE:</b>  | <b>TELEPHONE NUMBER:</b>       | <b>EMAIL ADDRESS:</b>    |
| N/A   |                                |                          |
| <b>PLANNER CONTACT INFORMATION:</b>   | <b>TELEPHONE NUMBER:</b>       | <b>EMAIL ADDRESS:</b>    |
| Frank Quon  | 213-473-9987                   | frank.quon@lacity.org    |
| <b>APPROVED PROJECT DESCRIPTION:</b>  |                                |                          |
| Construction of a total of 90 single-family dwelling units, including 11 single-family one- and two-story dwellings in the proposed RE11-1 Zone, 32 single-family two- story dwellings in the proposed R1-1 Zone, 47 two-story small lot homes with 94 garage parking spaces and 18 guest parking spaces pursuant to Ordinance No. 176,354 (small lot subdivision) in the proposed RD3-1 Zone, and one public park lot in the proposed OS Zone for public park purposes. The subject property is a net 13.76 acre site. |                                |                          |

**COMMISSION ACTION(S) / ZONING ADMINISTRATOR ACTION(S): (CEA's PLEASE CONFIRM)**

1. **Approved** and **recommended** that the City Council **approve** the requested General Plan Amendment from Very Low II Residential to Low II Residential (in the central portion of the site), Low Medium I Residential (in the westerly portion of the site), and Open Space (in the southerly portion for the proposed park) land use designations;
2. **Approved** and **recommended** that the City Council **approve** the Zone Change from A1 -1 to (T)(Q) RE11-1, (T)(Q) R1-1, (T)(Q) RD3-1, and (T) OS-1, with the attached conditions of approval;
3. **Adopted** the attached Findings;
4. **Adopted** the Mitigated Negative Declaration No. ENV-2014-0193-MND;
5. **Adopted** the Mitigation Monitoring Program for Mitigated Negative Declaration No. ENV-2014-0193-MND;
6. **Advised** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring; and
7. **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.

**ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION:**

General Plan Amendment and Zone Change

**FINAL ENTITLEMENTS NOT ADVANCING:**

All entitlements advancing.

**ITEMS APPEALED:**

No Appeal

**ATTACHMENTS:****REVISED:****ENVIRONMENTAL CLEARANCE:****REVISED:**

- ☒ Letter of Determination
- ☒ Findings of Fact
- ☒ Staff Recommendation Report
- ☒ Conditions of Approval
- ☒ Ordinance
- ☒ Zone Change Map
- ☒ GPA Resolution
- ☒ Land Use Map
- ☒ Exhibit A - Site Plan
- ☒ Mailing List
- ☐ Land Use
- ☐ Other \_\_\_\_\_

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- ☐ Categorical Exemption
- ☐ Negative Declaration
- ☒ Mitigated Negative Declaration
- ☐ Environmental Impact Report
- ☐ Mitigation Monitoring Program
- ☐ Other \_\_\_\_\_

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**NOTES / INSTRUCTION(S):****FISCAL IMPACT STATEMENT:**☒ Yes☐ No

\*If determination states administrative costs are recovered through fees, indicate "Yes".

**PLANNING COMMISSION:**

- ☒ City Planning Commission (CPC)  
☐ Cultural Heritage Commission (CHC)  
☐ Central Area Planning Commission  
☐ East LA Area Planning Commission  
☐ Harbor Area Planning Commission

- ☐ North Valley Area Planning Commission  
☐ South LA Area Planning Commission  
☐ South Valley Area Planning Commission  
☐ West LA Area Planning Commission

**PLANNING COMMISSION HEARING DATE:**

May 28, 2015

**COMMISSION VOTE:**

5 - 0

**LAST DAY TO APPEAL:**

N/A

**APPEALED:**

NO

**TRANSMITTED BY:**

James Williams

**TRANSMITTAL DATE:**

JUL 17 2015

DEPARTMENT OF  
CITY PLANNING

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ  
PRESIDENT

RENEE DAKE WILSON  
VICE-PRESIDENT

ROBERT L. AHN  
CAROLINE CHOE  
RICHARD KATZ  
JOHN W. MACK  
DANA M. PERLMAN  
MARTA SEGURA

JAMES K. WILLIAMS  
COMMISSION EXECUTIVE ASSISTANT II  
(213) 978-1300

CITY OF LOS ANGELES  
CALIFORNIA



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INFORMATION  
<http://planning.lacity.org>

Date: JUL 17 2015

City Plan Case No. CPC 2014-194-GPA-ZC  
Council District No. 12

Honorable City Council  
City of Los Angeles  
200 N. Spring Street, Room 395  
Los Angeles, CA 90012

Dear Honorable Council-members:

**A PROPOSED GENERAL PLAN AMENDMENT AND ZONE CHANGE FOR  
PROPERTY LOCATED AT 8500 FALLBROOK AVENUE WITHIN THE  
CHATSWORTH – PORTER RANCH COMMUNITY PLAN**

Pursuant to the provisions of Sections 551, 555 and 558 of the City Charter, transmitted herewith is the May 28, 2015 action of the City Planning Commission approving a proposed General Plan Amendment to the Chatsworth - Porter Ranch Community Plan from the Very Low II Residential to Low II Residential (in the central portion of the site), Low Medium I Residential (in the westerly portion of the site), and Open Space (in the southerly portion for the proposed park) land use designations for the subject property. The City Planning Commission also approved a zone change request from A1-1 (Agriculture zone) to (T)(Q) RE11-1 (Residential Estate Zone), (T)(Q) R1-1 (One-Family Zone), (T)(Q) RD3-1 (Restricted Density Multiple Dwelling Zone), and (T) OS-1 (Open Space Zone) over approximately 13.76 acres of land for demolition of an existing corporate recreational facility at 8500 Fallbrook Avenue for the construction of a total of 90 single-family dwelling units, including 11 single-family one-story dwellings in the proposed RE11-1 Zone, 32 single-family two-story dwellings in the proposed R1-1 Zone, 47 two-story small lot homes with 94 garage parking spaces and 18 guest parking spaces pursuant to Ordinance No. 176,354 (small lot subdivision) in the proposed RD3-1 Zone, and one public park lot in the proposed OS Zone for public park purposes.



The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation and zone change will conform to the City's General Plan, will be compatible with adjacent land uses, and is appropriate for the site. The proposed General Plan Amendment was submitted to the Mayor whose recommendation will be forwarded to you as specified by Section 11.5.6 of the Los Angeles Municipal Code.

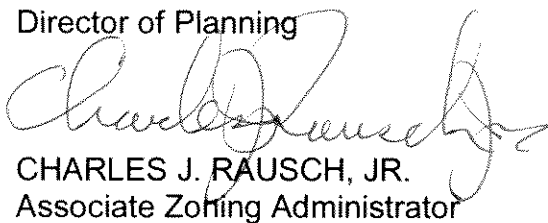
THE CITY PLANNING DEPARTMENT RECOMMENDS

That the City Council:

1. **Concur** in the attached Action of the City Planning Commission relative to its approval of the proposed General Plan Amendment for the subject property;
2. **Concur** in the attached Action of the City Planning Commission relative to its approval of the recommended zone change for the subject property, with the attached conditions of approval;
3. **Adopt** the attached Findings of the City Planning Commission as the Findings of the City Council; and
4. **Find** that the proposed project will not have a significant effect on the environment for the reasons set forth in Mitigated Negative Declaration No. ENV-2014-193-MND.

Sincerely,

MICHAEL LOGRANDE  
Director of Planning



CHARLES J. RAUSCH, JR.  
Associate Zoning Administrator

CJR:FQ

Attachments:

1. City Plan Case File
2. City Planning Commission action including Findings and Conditions.



## LOS ANGELES CITY PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300  
<http://planning.lacity.org/>

**Determination Mailing Date:** JUL 17 2015

**CASE NO.:** CPC-2014-194-GPA-ZC  
**CEQA:** ENV-2014-193-MND

**Location:** 8500 Fallbrook Avenue  
**Council District:** 12 – Englander  
**Plan Area:** Chatsworth – Porter Ranch

**Requests:** General Plan Amendment, Zone Change

**Applicant:** Shawn Evenheim, The Village at the Valley Condos, Inc.  
**Representative:** Rogelio Navar

At its meeting of May 28, 2015, the Los Angeles City Planning Commission took the following action:

1. **Approved** the requested **General Plan Amendment** from Very Low II Residential to **Low II Residential** (in the central portion of the site), **Low Medium I Residential** (in the westerly portion of the site), and **Open Space** (in the southerly portion for the proposed park) land use designations.
2. **Approved** a **Zone Change** from A1-1 to (T)(Q) RE11-1, (T)(Q) R1-1, (T)(Q) RD3-1, and (T) OS-1.
3. **Adopted** the attached **Conditions of Approval**.
4. **Adopted** the attached **Findings**.
5. **Adopted** the Mitigated Negative Declaration No. **ENV-2014-193-MND**.
6. **Adopted** the Mitigation Monitoring Program for Mitigated Negative Declaration No. ENV-2014-193-MND.
7. **Advised** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
8. **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.

### RECOMMENDATIONS TO CITY COUNCIL:

1. **Recommend** that the City Council **adopt** the requested **General Plan Amendment** from Very Low II Residential to **Low II Residential** (in the central portion of the site), **Low Medium I Residential** (in the westerly portion of the site), and **Open Space** (in the southerly portion for the proposed park) land use designations.
2. **Recommend** that the City Council **adopt** a **Zone Change** from A1-1 to (T)(Q) RE11-1, (T)(Q) R1-1, (T)(Q) RD3-1, and (T) OS-1.
3. **Recommend** that the City Council **adopt** Mitigated Negative Declaration No. **ENV-2014-193-MND**.
4. **Recommend** that the City Council **adopt** the Mitigation Monitoring Program for Mitigated Negative Declaration No. ENV-2014-193-MND.

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:** Katz  
**Seconded:** Ahn  
**Ayes:** Ambroz, Perlman, Dake-Wilson  
**Absent:** Choe, Mack, Segura  
**Vacant:** One

**Vote:** 5 - 0

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**James K. Williams, Commission Executive Assistant II**  
**Los Angeles City Planning Commission**

**Effective Date/Appeals:** The Los Angeles City Planning Commission's determination is FINAL and not appealable. It is effective upon the date of this determination letter.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Modified Conditions of Approval, Findings  
City Planner: Franklin Quon

## FINDINGS

### A. General Plan/Charter Findings

1. **Framework Element.** The Framework Element recognizes the importance of existing single-family residential neighborhoods and the need to conserve them. Traditionally, they have formed the fabric that has distinguished the City from other urban areas. Even with substantial growth, the single-family dwelling is still considered to be a major objective of most income and ethnic groups. These areas also afford added opportunities to take advantage of the variety of lifestyles such as water-oriented, rural/agricultural and equestrian-keeping special use neighborhoods.

While it is the goal of the Framework Element to preserve single-family neighborhoods, at the same time, it is also recognized that there are a number of single-family neighborhoods containing dilapidated structures or which abut and are significantly impacted by development of considerably greater intensity. In these areas, the Framework Element allows the consideration of increased development density by amendments to the community plans including extensive public input.

#### **GOAL 3B.      *Preservation of the City's stable single-family residential neighborhoods.***

- Objective 3.5**      Ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development.

##### **Policies: Uses and Density**

**3.5.1.** Accommodate the development of single-family dwelling units in areas designated as "Single- Family Residential" on the General Plan Framework Long-Range Land Use Diagram, in accordance with [Table 3-1](#). The density permitted for each parcel shall be identified in the community plans using land use categories specified in [Table 3-2](#). ([P1](#), [P18](#))

**Table 3-2**

| Land Use Designation | Corresponding Zones          | Density Per Net Acre |
|----------------------|------------------------------|----------------------|
| Minimum              | A1, A2, RE 40, OS            | 0.4 -1               |
| Very Low             | RE 20, RA, RE 15, RE 11      | 2 - 3                |
| Very Low I           | RE 20, RA                    | 2                    |
| Very Low II          | RE 14, RE 11                 | 2 - 3                |
| Low                  | RE 9, RS, R1, RD 6, RD 5, RU | 4 - 12               |

##### **Policies: Design and Development**

**3.5.2.** Require that new development in single-family neighborhoods maintains its predominant and distinguishing characteristics such as property setbacks and building scale. ([P1](#), [P18](#))

Consistent density and lot size of the proposed project is regulated through conditions of approval. Further the scale and character of the planned units will be within a similar height and bulk of other dwellings adjacent to the subject property. Such an infill

development will maintain compatible characteristics of the well established neighborhood. Proposed setbacks and heights will also conform to the RE11 zone for which the project is recommended to transition from existing RE11 single family dwellings to the east, onto the R1 and RD3 zones to the west.

2. **Housing Element.** The Housing Element identifies the Housing Goals, Objectives, Policies and Programs in which to guide the City's housing development, in conjunction with the other elements of the General Plan.

**GOAL 1:A** *City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy and affordable to people of all income levels, races, ages, and suitable for their various needs.*

**Objective 1.1** Produce an adequate supply of rental and ownership housing in order to meet current and projected needs

**Policies:**

- 1.1.2 Expand affordable rental housing for all income groups that need assistance.
- 1.1.3 Facilitate new construction and preservation of a range of different housing types that address the particular needs of the city's households.

The Regional Housing Needs Assessment section of the Housing Element has cited that during year 2000, *"Within the City, the fastest growing areas are the North Valley and South Los Angeles (7.4% and 5.1% growth respectively), followed by the South Valley (3.5%). In fact, over 70% of the total population growth occurred in the San Fernando Valley."*<sup>1</sup> The project, although densifying the previous general plan designation, would contribute to the number of detached housing development offering a mix of income levels. Such opportunities will be an asset to the community and single family fabric of the existing neighborhood surrounding the subject property. The opportunity will extend a different type of housing unit and sustain a safe, healthy and affordable housing product for citizenry with various needs.

3. **General Plan Land Use Designation.** The subject property is located within the area covered by the Chatsworth-Porter Ranch Community Plan, updated and adopted by the City Council on September 4, 1993. The existing Plan designates the subject property as Very Low II Residential with a corresponding zone of RE15 and RE11. The recommended plan amendment would designate the site as Very Low II Residential, Low II Residential and Low I Medium Residential with corresponding zones of RE15 and RE11; R1, RD6, and RZ3; and R2, RD3, RD4, RZ3, RZ4, RU, and RW1, respectively. The zone changes requested to the RE11 (Residential Estate Zone) Zone, R1 (One Dwelling Zone), and RD3 (Restricted Multiple Dwelling Zone) would be consistent with proposed the land use designations and is in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted community plan.
4. **General Plan Text.** The Chatsworth-Porter Ranch Community Plan text includes the following relevant land use goals, objectives, policies and programs:

<sup>1</sup> City of Los Angeles, Housing Element 2013-2021, Regional Housing Needs Assessment Section, page 1-4.

**PURPOSE:**

*The Plan is intended to promote an arrangement of land use, circulation, and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the Community, within the larger framework of the City; guide the development, betterment, and change of the community to meet existing and anticipated needs and conditions; contribute to a healthful and pleasant environment; balance growth and stability; reflect economic potentialities and limitations, land development and other trends; and protect investment to the extent reasonable and feasible.*

- Objective 2:** To designate lands in quantities and at densities, at appropriate locations, for the various private uses; and to designate the need for public facilities and the general locations thereof, as required to accommodate population and activities projected to the year 2010.
- Objective 3:** To make provisions for the housing required to satisfy the varying needs and desires of all economic segments of the Community, maximizing the opportunity for individual choice.
- To encourage the preservation and enhancement of the varied and distinctive residential character of the Community. In hillside residential areas to:
- a. minimize grading so as to retain the natural terrain and ecological balance;
  - b. provide a standard of land use intensity and population density which will be compatible with street capacity, public service facilities and utilities, and topography and in coordination with development in the remainder of the City.
- Objective 7:** To encourage open space for recreational uses, and to promote the preservation of views, natural character and topography of mountainous parts of the Community for the enjoyment of both local residents and persons throughout the Los Angeles region.
- Objective 8:** To improve jobs/housing balance in the Community by providing more affordable housing opportunities for employees currently working in the Community's industrial areas;

**PROGRAMS FOR PUBLIC IMPROVEMENTS**

*These programs establish a framework for guiding development of the Chatsworth-Porter Ranch Community in accordance with the objectives of the Plan. In general, they indicate those public and private actions which should take place during the initial five years following adoption of the Plan. The described actions will require the use of a variety of implementation methods.*

***Recreation, Parks and Open Space:*** Expansion and improvement of needed local parks throughout the Community should be accelerated, where feasible.

The requested plan designation will meet the above goal, policies, and objectives of the Chatsworth-Porter Ranch Community Plan. The Very Low II Residential, Low II Residential and Low I Medium Residential designations will create a logical land use pattern adjacent to the Open Space, Industrial, and Very Low II Residential land use designations, where such development will provide a reasonable transition of densities adjacent to the variety of compatible and incompatible land uses. Such infill project will retain the consistent density and character of the existing single family neighborhood

while providing a buffer as well. The project will offer additional housing opportunities within the established residential enclave.

Though the topography is slight over the balance of the site, the site is within the hillside area. The grading patterns proposed by the applicant will comply with the Landform Grading requirements and gradually tier up to higher building pads.

The site will be accessed by Fallbrook Avenue, a Secondary Highway that is currently non-continuous and terminates at the DWP property. Such highway will permit a carrying capacity that will more than adequately provide access to the site. The Department of Water and Power has indicated that water service to the proposal will be adequately provided.

The small lot dwellings will offer a different variety of housing that would be satisfying different needs of economic segments within the community as compared to large lot single family homes. Such housing could offer an alternative to employees in nearby industrial areas that could improve jobs/housing balance in the vicinity. The small lot configuration will provide affordability for the more modest income levels.

The applicant has elected to dedicate a 12,900 square foot piece of land for public park purposes in lieu of providing Quimby Fees. The dedication will be the latest offering of public parklands to the Department of Recreation and Parks to coordinate its development for community recreation.

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

Public Necessity

The proposed zone change will entitle the project that would necessitate the construction of additional dwelling units that will contribute to the city's housing stock. Such units will provide a greater opportunity for homeownership, investment in the community, and sustainability neighborhoods. The land is currently underutilized and redevelopment of a long term use will ensure the viability of the site.

Convenience

The development will provide housing in a location that will be located adjacent to the Corporate Pointe Office Park on the west side of Fallbrook as well as other convenient commercial and industrial sites for employment. Such housing could offer an alternative to employees in nearby industrial areas that could improve jobs/housing balance in the vicinity. The small lot configuration will provide affordability for the more modest income levels. The development is within proximity to other community activities and amenities that interact with individuals of all ages. This includes nearby schools (Nevada Elementary, Capistrano Elementary), the proposed public park, shopping at Fallbrook Mall and other community resources.

General Welfare

Development of the site will re-engage the site back into the activity and integrate the new village development into the existing single family neighborhood. Activating a residential use and public park would provide a focal point back into a neighborhood that lacks public recreation space. During the public hearing, it was discovered that this deficiency has forced neighborhood children to recreate in the public streets. Such a park would be welcome and provide a needed service. Further, the development will contribute to the aesthetic value of the site and neighborhood by comparison to a stagnate use.

Good Zoning Practice

The requested RE11, R1, and RD3 zones are consistent with the general plan Land Use designation with corresponding RE15 and RE11; R1, RD6, and RZ3; and R2, RD3, RD4, RZ3, RZ4, RU, and RW1. The recommended project involving residential dwellings is permitted by all corresponding zones of the Very Low II Residential, Low II Residential and Low I Medium Residential land use designations. The proposed building setbacks and heights and parking generally meet the requirements of the proposed RE11, R1, and RD3 Zone.

The Commission approved the zone change and “Q” Qualified conditions incorporating environmental mitigation as well the following conditions that will protect the best interest of the neighborhood and assure a more compatible development with the surrounding properties that is compliant with Section 12.32,G of the LAMC:

- Height limitations for the various zones;
- Prohibit gates at access easements for the RD3;
- Landscape buffer along the easterly property line of the RE11 zone properties;
- A maximum 6 ft. high wall along frontage of the RD3 zone (Fallbrook) with the lower 3½ foot high wall solid and with upper portion to be transparent/open;
- Water conserving landscaping to reflect current water shortage crisis;
- Installation of supplemental solar electric generation systems;

With these conditions, the RE11, R1 and RD3 zones will achieve the necessary transition from a more intense industrial zone to the close-by residential zones with higher levels of compatibility. The development will be in harmony with the objectives of the General Plan and mitigate any environmental effects of the zone change.

Further, the project proposal as documented in the site plans and elevations will meet the development standards of the various zones (RE11, R1, and RD3). According to the plans submitted, the proposed building heights of the small lot dwellings will be approximately 2 stories and 25 feet and will be consistent with the approximate scale of buildings proposed to the east in the R1 zoned area with proposed 23-28 foot building heights. Single story buildings of approximately 19 feet high are proposed within the RE11 zoned area to mimic the existing neighborhood further east. The proposed building setbacks and heights generally meet the requirements of the proposed RE11, R1, and RD3 Zone. However, the proposed front yard setbacks of the RE11 zoned properties are substandard at only 20 feet where the required Code dimension is 20% of the lot depth, up to a maximum of 25 feet. The applicant will be required to comply with the setbacks at the time of permit clearance. Attached three car garages are generally proposed for RE11 zoned properties. Two car garages are proposed for R1 and RD3 zoned lots. As noted above some planned R1 zoned dwellings may have 3 car garages. The single family zoned properties (RE11 and R1) will incorporate the standard front, side, and rear yard setback areas for the light and air purposes to accomplish open space needs. The RD3 zoned areas will provide variable side and rear yards to accomplish private open space. According to the tentative map, the approximate range of private open space for the small lot properties will be 377 – 14,000 square feet. Moreover, an approximate 12,980 square feet parcel of land will be dedicated to the city for public park purposes to serve the development as well as the community. The park will be developed by the applicant under the direction of Department of Recreation and Parks.

Pursuant to Section 12.32 of the Municipal Code, and based on these findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice. With the subdivision design being consistent with the lot design and the character of the project buildings to the adjacent neighborhood, the project is conducive to the general welfare of the community and good zoning practice.



**C. CEQA Findings**

**Environmental.** A Mitigated Negative Declaration (ENV 2014-193-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 attached 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. The subject environmental clearance has been corrected to eliminate redundant language.

Additionally, in accordance with Section 21081.6 of the Public Resources Code (AB 3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by a requiring monitoring program.

## 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. Dedication(s) and Improvement(s). Prior to the issuance of any building permits, public improvements and dedications for streets and other rights of way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation, Fire Department (and other responsible City, regional and federal government agencies, as may be necessary), the following:
  - A. Responsibilities/Guarantees.
    1. As part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.
    2. Prior to issuance of sign offs for final site plan approval and/or project permits by the Planning Department, the applicant/developer shall provide written verification to the Planning Department from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to project design required by a public agency shall be documented in writing and submitted for review by the Planning Department.
2. Construction of necessary sewer facilities to the satisfaction of the Bureau of Engineering. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
3. Construction of necessary drainage facilities to the satisfaction of the Bureau of Engineering.
4. Construction of tree wells and planting of street trees and parkway landscaping to the satisfaction of the Street Tree Division of the Bureau of Street Maintenance.
5. Preparation of a parking area and driveway plan to the satisfaction of the appropriate Valley District Office of the Bureau of Engineering and the Department of Transportation. A parking area and driveway plan shall be prepared for approval by the appropriate district office of the Bureau of Engineering and the Department of Transportation. The driveway, parking and loading area(s) shall be developed substantially in conformance with the Site Plan, **dated February 25, 2015, and labeled Exhibit "B"** of the administrative file as to their location and access, but may be modified in order to comply with provisions and conditions of the subject Department of Transportation authorization. Emergency vehicular access shall be subject to the approval of the Fire Department and other responsible agencies.
7. Installation of street lights to the satisfaction of the Bureau of Street Lighting.

8. That street lighting modifications be required at an intersection if there are improvements by the Department of Transportation (also for off site improvements).
9. Preparation of a plot plan to the satisfaction of the Fire Department.
10. Making any necessary arrangements with the appropriate cable television franchise holder to assure that cable television facilities will be installed in City rights of way in the same manner as is required of other facilities, pursuant to Municipal Code Section 17.05N, to the satisfaction of the Department of Telecommunications.
11. 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.
12. 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.
13. 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.
14. Recreation and Parks Dedication. Per Section 12.33 of the Los Angeles Municipal Code, the applicant shall dedicate land for park or recreational purposes or pay the applicable Quimby fees for the construction of condominiums, or Recreation and Park fees for construction of apartment buildings.
15. **Transportation and Traffic (Increased Vehicle Trips/Congestion):** Implementing the recommendations detailed in the Department of Transportation's communication to the Planning Department dated March 5, 2014 (Tentative Tract Map) and June 12, 2014 (Traffic Assessment Report) as conditioned in Vesting Tentative Tract Map No. 72373 and the following shall be complied with:
  - a. Highway Dedications and Improvements. The applicant should contact the Bureau of Engineering (BOE) to determine exact dedication and widening standards and to ensure compliance of these requirements of the Municipal Code.

The applicant should contact BOE to determine any other required street improvements. All required street improvements shall be guaranteed through the B-permit process of BOE before the issuance of any building permit for this project. The street dedication shall be completed through Edmond Yew in the Land Development Group, (213) 977-7095. These measures shall be completed to the satisfaction of DOT and BOE prior to the issuance of any certificate of occupancy.

The applicant should contact the Bureau of Engineering (BOE) to determine exact dedication and widening standards and to ensure compliance of these requirements of the Municipal Code.

- b. Site Access and Internal Circulation.

This determination does not include final approval of the project's driveways, internal circulation, and parking scheme.

DOT Clearance Guidelines Final DOT approval shall be obtained prior to issuance of any building permits. This should be accomplished by submitting a detailed site and/or driveway plan, at a scale of at least 1" = 40', to DOT's Valley Development Review Section at 6262 Van Nuys Boulevard, Suite 320, Van Nuys, 91401, prior to submittal of building plans for plan check to the Department of Building and Safety.

Pursuant to City Ordinance 180,542, effective March 27, 2009, application fees are required for all DOT related condition clearances and permit issuance activities for private development projects within the City, and must be received by DOT prior to the issuance of any approval, clearance or sign-off. A copy of this ordinance is available upon request.

DETERMINATION MAILING  
CPC-2014-194-GPA-ZC  
MAILING DATE: July 17, 2015

Shawn Evanham  
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Canoga Park, CA 91304

Hannah Lee CD-12  
City Hall Room 405  
MS 220

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Rogelio Navar  
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San Gabriel, CA 91776

Harold Polus  
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West Hills, CA 91304

James & Carole Williamson  
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West Hills, CA 91304

David Goodman  
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West Hills, CA 91304

Lee O'Brien  
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Steve Randall  
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West Hills, CA 91304

Dave & Amy Polus  
8561 Ponce Avenue  
West Hills, CA 91304

Rick & Jung Woolsey  
22722 Michale Street  
West Hills, CA 91304

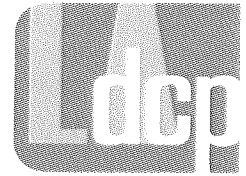
Matthew Cormier  
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Chatsworth, CA 91311

Chats Lake Mann  
23300 Valley Circle  
Chatsworth, CA 91311-6454

Cherokee Odea  
23300 Valley Circle  
Chatsworth, CA 91311-6454



## DEPARTMENT OF CITY PLANNING RECOMMENDATION REPORT



### City Planning Commission

**Date:** May 28, 2015  
**Time:** After 8:30 a.m.  
**Place:** Van Nuys City Hall  
Council Chambers, Second Floor  
14410 Sylvan Street,  
Room 201, Council Chamber  
Van Nuys CA 91401

**Public Hearing:** April 21, 2015  
**Appeal Status:** General Plan Amendment is not  
appealable, Zone Change may be  
appealed by the applicant if denied  
**Expiration Date:** June 29, 2015  
**Multiple Approval:** Yes

**Case No.:** CPC 2014-0194-GPA-ZC  
**CEQA No.:** ENV-2014-0193-MND  
**Incidental Cases:**  
**Related Cases:** VTT 72373-SF-SL  
**Council No.:** 12  
**Plan Area:** Chatsworth-Porter Ranch  
**Specific Plan:** None  
**Certified NC:** West Hills  
**GPLU:** Very Low II Residential  
**Zone:** A1-1  
**Applicant:** Shawn Evenheim, The  
Village at the Valley  
Condos, Inc.  
**Representative:** Rogelio Navar, The Village  
at the Valley Condos, Inc.

**PROJECT  
LOCATION:** 8500 Fallbrook Avenue

**PROPOSED  
PROJECT:** Construction of a total of 90 single-family dwelling units, including 11 single-family one- and two-story dwellings in the proposed RE11-1 Zone, 32 single-family two- story dwellings in the proposed R1-1 Zone, 47 two-story small lot homes with 94 garage parking spaces and 18 guest parking spaces pursuant to Ordinance No. 176,354 (small lot subdivision) in the proposed RD3-1 Zone, and one public park lot in the proposed OS Zone for public park purposes. The subject property is a net 13.76 acre site.

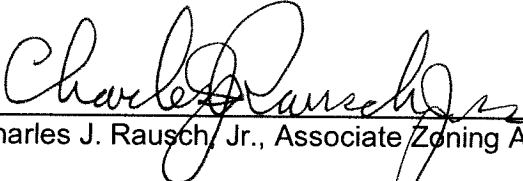
**REQUESTED  
ACTION:**

1. Pursuant to Section 11.5.6 of the Municipal Code, a **General Plan Amendment** to the Chatsworth-Porter Ranch Community Plan for a portion of the site from Very Low II Residential to Low II Residential (in the central portion of the site), Low Medium I Residential (in the westerly portion of the site), and Open Space (in the southerly portion for the proposed park) land use designations;
2. Pursuant to Section 12.32 F of the Municipal Code, a **Zone Change** from A1-1 (Agriculture zone) to RE11 (Residential Estate Zone), R1 (One-Family Zone), RD3 (Restricted Density Multiple Dwelling Zone), and OS (Open Space Zone);
3. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration, ENV-2014-0193-MND, for the above project.
4. Pursuant to Section 21081.6 of the California Public resources Code, adopt the Mitigation Monitoring Program for ENV-2014-0193-MND.

**RECOMMENDED ACTIONS:**

1. **Approve** and **recommend** that the City Council approve the requested **General Plan Amendment** from Minimum Residential to Low II Residential (in the central portion of the site), Low Medium I Residential (in the westerly portion of the site), and Open Space (in the southerly portion for the proposed park) land use designations;
2. **Approve** and **recommend** that the City Council approve the **Zone Change** from A1-1 to (T)(Q) RE11-1, (T)(Q) R1-1, (T)(Q) RD3-1, and (T) OS-1, with the attached conditions of approval;
3. **Adopt** Mitigated Negative Declaration No. ENV-2014-0193-MND;
4. **Adopt** Mitigation Monitoring Program for ENV-2014-0193-MND;
5. **Adopt** the attached Findings;
6. **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

  
Charles J. Rausch, Jr., Associate Zoning Administrator

  
Jae H. Kim, Senior City Planner

  
Franklin N. Quon, City Planner  
Telephone: (818) 473-9987

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## PROJECT ANALYSIS

### **Project Summary**

The property consists of an approximate net 13 acre parcel formerly used as an employee recreational retreat facility by the Boeing Corporation. The applicant has proposed a 91 lot subdivision that includes 43 single family dwellings, 47 small lot homes, and one lot for public park purposes. A joint hearing was held on April 21 for both the Vesting Tentative Tract and the General Plan Amendment and Zone Change. An action was taken on April 28 by the Deputy Advisory Agency to conditionally approve the tract. At the public hearing, approximately 31 stakeholders attended to support the project as proposed. No comments were made on the additional density resulting from the plan amendment and zone changes.

The proposed zone change request to RE11-1 is consistent with the existing Very Low II community plan designation and the adjacent single-family neighborhood. The R1 zone in the proposed Low II Residential central area will provide a transition to the small lot subdivision along the site's westerly boundary. Within the Small Lot configuration, the RD3 density will provide a reasonable buffer from the activity of the Manufacturing uses across Fallbrook Avenue. Zoning compliance by stepping density is generally achieved with the project.

The Framework Element allows the consideration of increased development density by amendments to the community plans including extensive public input. Framework's objective is to ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with existing development. The Chatsworth-Porter ranch Community Plan requires compatibility with the adjacent low density development which will be achieved via conditions of approval. The requested amendment will also provide a logical series of boundaries between the developed single-family neighborhood to the east and the industrial park to the southwest.

Staff's analysis found that the Zone Change and General Plan Amendment has merit in order to make a positive recommendation for these requests.

### **Background**

The subject property includes one lot of 599,443 net square feet (13.76 acres). The subject property has been vacant for many years and had previously been used as the Boeing Employee Fitness and Recreation Center and is currently developed with structures including a gymnasium, basketball courts, tennis courts, volleyball court, pool, picnic area, playground and parking lot. The site is situated at the terminus of Fallbrook Avenue, adjacent to the DWP owned Chatsworth Nature Preserve, between the existing single family neighborhood, and across Fallbrook from the Corporate Pointe facility. The site is essentially sandwiched between 3 different uses that will require the proposed project to transition or buffer the other uses. Further, any project development will become an isolated entity that will cannot have any access to the residential, industrial, or open space uses that it abuts.

The site is located within the Chatsworth-Porter Ranch Community Plan which designates the property for Very Low II Residential land use by the Community Plan with corresponding zones of RE15 and RE11. The property is currently zoned A1-1, which allows for low density residential uses, community facilities, and agriculture. Height District No. 1 under Sections 12.21.1 and 12.21-C,10(d) will limit the height of dwellings to a maximum 33 feet for the R1 zone and 36 feet for the RE11 Zone.

According to the Community Plan legend, Footnote No. 2 will apply to all residential designations. Footnote no. 2 identifies that the provisions of Height District No. 1 applies. Other Designations identify that the site is located within a Hillside Area, ZI-2438 Equine Keeping, Very High Fire Hazard Severity Zone, Special Grading area (BOE Basic Grid Map A-13372), within 10.57 KM of the Simi-Santa Rosa Fault Zone, Liquifaction Area, and State Enterprise Zone Adjacency.

The surrounding property include the Chatsworth Nature Preserve (former Chatsworth Reservoir) to the northwest zoned [Q]OS-1XL and designated Open Space, single family dwellings designated Very Low II to the east and south in the RE11-1 Zone, and across Fallbrook Avenue to west is the Corporate Pointe at West Hills office park development zoned [T][Q]M1-1 and designated Limited Manufacturing.

### ***Street Designations:***

Fallbrook Street is designated a Secondary Highway dedicated to a right-of-way width of 77 feet and developed with curb, gutters, and sidewalk and is under consideration to be designated a "Modified Secondary Highway with a 77-foot wide total right-of-way and roadway that conforms to the above classification which may result in no additional dedications at this time.

Michale Street that terminates into the site on its easterly boundary is a Local Street dedicated to right-of-way width of 60 feet and developed with curbs, gutters, and sidewalks.

### ***Related Cases:***

#### **ON-SITE:**

VTT-72373-SF-SL: A joint hearing was held for the associated Vesting Tentative Tract case which includes the requested 91 lots, including 43 single-family lots, 47 lots for the purposes of a Small Lot Subdivision and one park lot 91 lot on April 21, 2015. The Advisory Agency approved the subject tract case subject to conditions of approval on April 28, 2015.

#### **OFF-SITE:**

Case No. CPC-2007-237-GPA-ZC-CU: On June 3, 2009, the City Planning Commission approved a General Plan Amendment to the Chatsworth-Porter Ranch Community Plan from Minimum Density Residential to Limited Manufacturing land use at 8401 N. Fallbrook Avenue; approved a zone change from A1-1 to [T][Q]M1-1; and approved Site Plan Review for an increase of 50,000 square feet or more of non-residential floor area. Ordinance No. 180,844 became effective September 28, 2009 (CF No. 09-1510).

CPC-2005-4642-ZC-GPA-PPR: On September 26, 2006, the Department terminated this case for a proposed General Plan Amendment and Zone Change when CPC-2007-237-GPA-ZC-CU was filed.

CPC-1997-94-ZC-GPA-SPR: On June 3, 1997, the City Planning Commission approved a General Plan Amendment to the Chatsworth-Porter Ranch Community Plan from Minimum Density Residential to Limited Manufacturing land use at 8501 N. Fallbrook Avenue; approved a zone change from A1-1 to [T][Q]M1-1; and approved Site Plan Review. Ordinance No. 171,685 became effective September 20, 1997 (CF No. 97-1085).

CPC-1996-340-CUP-CU: (CF 96-0398-S1) On February 14, 1997, the City Planning Commission approved a Conditional Use Permit, a 5.5 acre site for the Valley "911" Emergency

Dispatch Center near the intersection of Roscoe and Fallbrook Avenues (8433 N. Fallbrook Avenue) in West Hills Area.

CPC-1987-205-CU: On June 11, 1987, the City Planning Commission approved a Conditional Use Permit for the continued use of an existing helistop located at 8433 Fallbrook Avenue.

CPC-23381-ZBA: Ordinance No. 142,326 effective September 19, 1971 approved a zone change for the properties to the east of the subject site from A1-1 to (T) RE11-1 (15.53 acres) and (T) RE9-1 (52.56 acres).

CPC-21036: Ordinance No. 148,197 effective May 15, 1976 approved a zone change from A1-1 to (T)RE11-1 for a 7.72 acres lot bounded by Fallbrook Avenue on the west, Roscoe Boulevard to the south, and Schoenborn Street to the north.

CPC-18879: Ordinance No. 131,988 effective April 17, 1966 changed a 44.88 acre property just west of the industrial park from A1-1 to (T) RS-1.

### ***Reports Received:***

Prior to the completion of the Hearing Officer's report the following agency reports were received:

The Bureau Of Engineering reports that the Revised Tract Map (Dated February 25, 2015) layout is satisfactory as submitted and recommends approval subject to conditions pertaining to dedications and improvements along Fallbrook Avenue, Yehuda Drive, Angel Lane, and Adir Drive, in a memo dated March 10, 2015 and updated during the hearing of April 21, 2015.

Department Of Building And Safety, Grading Division recommends approval with the subject conditions stated in the memo dated May 6, 2014 in a memo date May 6, 2014.

Department Of Building And Safety, Zoning Division recommends a condition with the clearance letter stating that no Building and Zoning Code violations exist on the subject site once the items identified in the memo dated March 20, 2015 have been satisfied.

Department Of Transportation recommends that the project be subject to conditions stated in the memo dated May 12, 2014.

Fire Department recommends that the project be subject to conditions stated in the memo dated March 27, 2015.

Department Of Water And Power reports that this tract can be supplied with water from the municipal system subject to LADWP's Water Services Organization's rules and requirements in a memo dated March 10, 2014.

Bureau of Street Services, Urban Forestry Division recommends that the project be subject to conditions stated in the memo dated March 27, 2015.

Bureau of Sanitation, Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structures or potential maintenance problem in a memo dated February 21, 2014.

Department of Recreation and Parks comments that they are working with the applicant to entertain the dedication of a public park and will work with the applicant to guide its final design. If the proposed parkland dedication and design is acceptable and approved by the Board of

Rec. and Parks Commissioners, their staff will work with the applicant to further the planned park.

***Hearing Officer Comments:***

The project involves the construction of a total of 91 single-family dwelling units, including 11 single-family one- and two-story dwellings with 2-car garages in the proposed RE11-1 Zone, 32 single-family two-story dwellings with 2-car garages in the proposed R1-1 Zone, 47 two-story dwellings with 2-car garages and 18 guest parking spaces pursuant to Ordinance No. 176,354 (small lot subdivision) in the proposed RD3-1 Zone, and one public park lot in the proposed OS Zone for public park purposes. Various single-family dwellings may include 3-car garages. A haul route is requested.

Staff notes that the project involves Case No. VTT-72373-SF-SL for which the Hearing Officer conducted a joint hearing on April 21, 2015. The entitlement requests included are a General Plan Amendment to the Chatsworth – Porter Ranch Community Plan from Very Low II Residential to Low II Residential in the central portion of the site, Low Medium I Residential for the westerly portion of the site, and Open Space at the southerly portion; and Zone Changes from A1-1 to RE11-1 for the easterly portion, R1-1 for the central portion, RD3-1 for the westerly portion (for small lot purposes), and OS-1 for the southerly portion. The following table indicates the various plan designations, zones, dwellings, and area for the development:

| General Plan  | Zone | Type of Lot   | Lot Size      | No. Units | Parking*        |
|---|------|---------------|---------------|-----------|-----------------|
| <b>Very Low II</b>  | RE11 | Single Family | 11,002-15,012 | 11        | 32              |
| <b>Low II</b>   | R1   | Single Family | 5,000-9,983   | 32        | 64              |
| <b>Low Medium I</b>   | RD3  | Small Lot     | 2,146-15,182  | 47        | 94+18 guest     |
| <b>Open Space</b>   | OS   | Park          | 12,984        | na        |                 |
| <b>Total</b>  |      |               |               | <b>90</b> | <b>180 + 18</b> |
| *Parking for Single family subdivision units may be greater due to additional garage parking. |      |               |               |           |                 |

In accordance with the minimum lot area required for the various zones above, each lot will meet the LAMC standards for area and dimensions. Additionally, the lots meet the Advisory Agency policy for parking for both the single family dwellings and small lot homes, with the necessary guest parking. The homes on the eastern portion of the site will mirror the land use and zoning designation of the existing homes in the area. The lots in the proposed RE11 zone will average 11,800 square feet with homes single story sizes ranging between 2,685-3,200 square feet. The homes in the middle portion of the site will have a land use designation of Low II Residential and a zoning designation of R1-1. The lots in the proposed R1 zone will average 6,650 square feet with house sizes ranging between 2,500-3,500 square feet. The homes on the western portion of the site will have a land use designation of Low Medium I Residential and a zoning designation of RD3-1. The lots in the proposed RD3 zone will average 3,200 square feet with approximately 1,500 square feet small lot homes.

The Advisory Agency has determined that the design of the subdivision overall is consistent with the surrounding subdivisions developed with single family dwellings. Other subdivision layout to the east include several that are not included within the subject property, however, the non-continuous street system including Adir Drive, Angel Lane, and Yehuda Drive include “knuckled” corner design that bears resemblance to typical single family subdivision design. The aforementioned streets are designed with the minimum standards of the “non-continuous local street” requirements on the Standard Street Dimension Plan no. S-470-0. The connectivity of these streets creates a loop street that will reconnect with Fallbrook Avenue, providing access to the proposed tract’s future residents. The Bureau of Engineering has also recommended at the public hearing that Michale Street not be improved and not have through access to the subject development.

Testimony during the public hearing discovered that this planned development has been reviewed by stakeholders within the area, including the Council Office, and the West Hills Neighborhood Council. Through a long series of vetting, the layout and design of the buildings has improved and will serve as an asset to the community. Alternative dwelling types such as the small lot units will bring a broader level of new homes at a variety of sizes and affordability to the community. All of the speakers at the hearing supported the project and asked that Michale Street remain undeveloped and not connect with the street system of the proposed project.

A Motion introduced by Council District 12 on June 18, 2014 was adopted by the City Council on June 25, 2014. The Motion moved that the City Planning Department with the assistance of Department of Transportation and Bureau of Engineering designate Fallbrook Avenue from Eccles Street to its northerly terminus a "Modified Secondary Highway" and that City Planning prepare the necessary amendment to the Chatsworth-Porter Ranch Community Plan for the Fallbrook Avenue street reclassifications. The new designation would enable the existing right-of-way-width and improvements on Fallbrook Avenue to remain, with the additional provisions of sidewalk/parkway easements to comply with Americans with Disabilities Act improvements (See Exhibit E). Therefore, in conjunction with the Motion, the Commission can determine that the standards of the Modified Secondary Highway with a 77-foot right-of-way and a 62-foot roadway will be consistent with the existing improvements on Fallbrook Avenue and require no further street dedications. Staff notes that the Department of Public Works has made this same recommendation for the Deputy Advisory Agency in his action on April 28, 2015.

The applicant has indicated that they have attended 7 meetings with community stakeholders and multiple meetings with Department of City Planning staff. The proposal evolved to incorporate significant changes that have improved the planned community, including:

- Reduced the number of single family homes to 90
- Increased the size of the publicly accessible dedicated park/open space by over 65%, from 8,800 square feet to approximately 13,000 square feet comprised of roughly 11,300 square feet dedicated park area and 1,700 square foot rain garden area
- Ensure that Michale Street remains closed and unchanged
- Design and construct traffic medians on Fallbrook Avenue, North of Roscoe Blvd, at the intersections of Eccles Street and Schoenborn Street, preventing vehicles from making East-bound left turns into the existing neighborhood
- Increased the separation between the small lot single family homes from 6 to 8 feet
- Build homes that are green and smart

Moreover, they maintain that they have proposed a residential project will create a village, with a new neighborhood of single family homes that will complement and enhance the existing community while also having its own unique character. The project will provide a variety of housing types and price points to cater to a diverse demographic of prospective homebuyers. With no other single family home residential developments planned for the surrounding area, our project will bring desperately needed new homeownership opportunities to the Chatsworth-Porter Ranch Community Plan area. Layout of the homes and the open/park space was designed to encourage walkability and will be conveniently accessible from within the new neighborhood and will connect to the existing neighborhood via Fallbrook Avenue.

The applicant intends on preserving and relocating many of the protected trees on site as well as replacing the trees listed for removal on a 4:1 basis with protected trees. Staff's review of the tree report indicates that the report lacks the evaluation of all trees on the site and therefore, a tree report will be necessary as conditioned. The report did identify only protected trees and not

unprotected trees. Of the protected variety equating to 21 trees, 7 trees will be removed as a result of the proposed construction. The preliminary landscape plan indicates that there are in excess of 50 trees that will be preserved or transplanted and that approximately 11 of these trees are protected trees. Environmental conditions have been included for the mitigation of tree loss on both protected and non-protected trees.

The applicant also intends to dedicate approximately 12,000 square feet of parkland to the City in contrast to the payment of Quimby Fees. They have been working with the Department of Recreation and Parks to arrange details of development and maintenance of the land at the southerly portion of the project site. Such improvements will include park signage, furniture, lighting and mechanical features, pervious-surfaces and a Conceptual Landscape Plan.

#### Urban Design:

The subdivision is designed to have a minimum 11,000 square foot area lots over the easterly portion of the site, 5,000 square foot lots over the central portion of the site, and 2,146 -15,000 square foot lots over the westerly portion of the site. Portions that are not slated for development of dwelling units is the public park portion that will be dedicated for open space purposes (Lot No. 91). Placement of the parkland is appropriately positioned due to its access from throughout the proposed project and existing residential neighborhood.

Staff reviewed the project for compliance with the "Walkability Checklist". Landscape treatment to the overall site is conducive to the neighborhood and its pedestrian paths/sidewalks. Buildings are articulated with canopies designed into the front entryways. Accessibility in accordance with the ADA standards will be applied during the Building and Safety Plan check process.

The Professional Volunteer Program Meeting held on September 2, 2014 showcased the project and received the following comments relative to its previous design:

- Garage Doors should not be the first thing seen within this subdivision. We have gone away from this decades ago. The entrances should be more prevalent upon approach to encourage positive neighboring.
- The architecture on the small lot elevations is not attractive.
- Why are the rear yards in the northwest corner of the small lot not parceled with angles? What was the consideration of just leaving one lot with all that sloped area?
- Density of proposed small lot subdivision portion is not desirable for a project adjacent to a nature preserve/open space.
- Small lot subdivision design is inconsistent with the existing single family subdivision around the adjacent neighborhood.
- There is little recreational amenities within the proposed project even with the planned park. If the City is going to grant a GPA, there should be some amenities provided and I see none in this layout.
- What was the reasoning behind the park location? It appears that locating along the north property line would be more interesting to create a view into the nature preserve in lieu of only providing rear yards for those few lots. Creating a walking trail along the perimeter connecting to the park and not having the awkward shaped lot in the northwest corner.
- Small lot is out of place here. No pedestrian circulation within the project. Wall fronting Fallbrook is against Small Lot Guidelines.
- No social interaction is promoted with the primary entrances not facing each other.
- A centralized open space area within the small lot portion could be a focal point of the front doors of several units if designed this way.

Since the initial review by the PVP, the applicant has responded by enhancing the elevations along the proposed public streets for the small lot development. The small lot development at the northwest corner has been redrawn to make better sense. The open space parcel for dedication as a public park has been discussed to become further integrated into the small lot development by incorporating design elements connecting pedestrian pathways. Although the nature preserve is adjacent, there is currently no pedestrian connectivity due to the DWP's security needs. Therefore, no access to the DWP site will be permitted from this the small lot portion. Further, the small lot density has been discussed above and has been carefully integrated into a gradual transition to connect the existing conflicting land uses of industrial and residential. Positioning of the park is appropriate in that it will provide the community with access rather than to create a centralized common open space for only the small lot development. Such a park will serve the overall population with a much needed open space that is lacking throughout the City.

#### General Plan:

A General Plan Amendment request from Very Low II Residential to the Low II Residential and Low Medium I designations will provide a layout that makes a gradient to increase the density towards the west where the site meets the Chatsworth Nature Preserve, with the Corporate Point development across Fallbrook Avenue. The transition of densities will provide a stepped increase that will be appropriate to buffer more activity from the existing single family neighborhood to the east boundary line of the proposed project. A Low II Residential designated property will restrict density from 5 to 7 units per acre and Low Medium I Residential will allow density from 7 to 12 units per acre. Because the request is compatible with the adjacent density development and zoning requirements will limit the project's density, consistency will be achieved. The requested amendment will create graduated layers of logical boundaries between the developed single-family neighborhood and the industrial park to the west – providing a transition of densities. For this reason, the requested Low II Residential and Low Medium I Residential designations are appropriate.

Though the proposal is intended to transition the density between unlike uses, staff would also be in favor of a single designation of Low I Residential with corresponding zones of RE9 and RS and a proposed zone change to RS-1 for the entire site. This would be closer to the project approved under Case No. 18879 (Ordinance No. 131,988) directly to the east of the adjoining industrial land. This would only be shifting the Land Use Category to one denser category, in lieu of two jumps to Low II Residential and three jumps to Low Medium I Multiple Family Residential.

The Framework Element allows the consideration of increased development density by amendments to the community plans including extensive public input. One of the Framework objectives is to ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development. In this instance, the project will be achieve such compatibility and retain the character of the neighborhood.

There are no plans to extend Fallbrook Avenue beyond its terminus. However the circulation plan shows a proposed street to the west of the property that extends between the industrial property and the DWP property through to Valley Circle Boulevard. This street designation has no impact on the subject development, however, it was a point was aired at the public hearing as a concern that may impact the nature preserve.

#### Zoning:

The zone change request to RE11, R1 and RD2 is consistent with the proposed community plan designations and would allow the project of *90 dwellings*. By comparison to the existing plan designation, approximately *41 single-family lots* could be developed on the entire site per the

RE11 Zone. The applicant has requested 47 small lot dwellings and 43 single family residential dwellings. The one open space lot will not be habitable. The small lot component of 47 dwellings within the RD3 zone is compliant with the density of one dwelling per 3,000 square feet for a lot area of approximately 149,139 sq. ft. would permit up to 49 units.

According to the plans submitted, the proposed building heights of the small lot dwellings will be approximately 2 stories and 25 feet and will be consistent with the approximate scale of buildings proposed to the east in the R1 zoned area with proposed 23-28 foot building heights. Single story buildings of approximately 19 feet high are proposed within the RE11 zoned area to mimic the existing neighborhood further east. The proposed building setbacks and heights generally meet the requirements of the proposed RE11, R1, and RD3 Zone. However, staff notes that the proposed front yard setbacks of the RE11 zoned properties are deficient at only 20 feet where the required Code distance is 25 feet. The applicant will be required to comply with the setbacks at the time of permit clearance. Attached three car garages are generally proposed for RE11 zoned properties. Two car garages are proposed for R1 and RD3 zoned lots. As noted above some planned R1 zoned dwellings may have 3 car garages.

Should the Commission approve the zone change as well as the General Plan Amendments, Staff recommends that "Q" Qualified conditions should be imposed as well the following conditions that will protect the best interest of the neighborhood and assure a more compatible development with the surrounding properties:

- Height limitations for the various zones;
- Prohibit gates at access easements for the RD3;
- Landscape buffer along the easterly property line of the RE11 zone properties;

With these conditions, the RE11, R1 and RD3 zones will achieve the necessary transition from a more intense industrial zone to the close-by residential zones with higher levels of compatibility.

### **Issues**

Introduction of a density and design of the Small Lot Subdivision is the first of its kind in the vicinity around the Chatsworth Reservoir ever. Such a density would be questionable; however, no objections were noted within the testimony of the public hearing. In fact, all participants at the hearing supported the project. One email communication was received during the public hearing phase that opposed the development on the site with any requirements other than the existing designation of Very Low II Residential and the A1 zone. Staff notes that the A1 zone is inconsistent with the Very Low II designation which corresponds to the RE15 and RE11 Zones. Therefore, the easterly third of the project is within the original plan density of the Chatsworth – Porter Ranch Community Plan.

### **Conclusion**

The proposed General Plan Amendment and Zone Change proposal from Very Low II Residential and A1 to range up to Low II Residential and Low Medium I Residential on the subject property would create a logical land use pattern for transition within this section of the community plan. Adjacent parcels to the south and west are designated Manufacturing while the parcels to the east and north are designated with single-family Open Space. The requested RE11, R1 and RD3 Zones would be a consistent plan designations proposed and will provide an appropriate residential transition between the industrial and the existing single family residential neighborhood.



## (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. Development on the subject property shall meet the conditions of Vesting Tentative Tract No. 72373-SF-SL.
2. **Height.** No building or structure located on the subject property shall exceed the height limitations, as defined by Municipal Code Section 12.21.1.B-3.a and b. 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.
  - a. Within the RD3 Zone, a maximum of 2 stories, 30 feet in height shall be permitted.
  - b. Within the R1 Zone, a maximum of 2 stories, 30 feet in height shall be permitted.
  - c. Within the RE11 Zone, a maximum of 1 story, 20 feet in height shall be permitted.
3. **Architectural Façade Treatment.** Architectural features shall be applied to all elevations of the proposed dwellings, including the side elevations. Such features shall occur at a minimum of every 15 feet.
4. **Gates.** No gates shall be permitted on access easements within the RD3 portions of the development.
5. **Landscape Buffer.** Landscape screening shall be provided between the Lot Nos. 28-37 and adjacent residential uses to the East. The screening shall include a minimum of 4 trees within each subdivided lot to be incorporated within a landscape plan prepared by a licensed Landscape Architect and to the satisfaction of the Planning Department.
6. **Plan:** The use and development of the property shall be in general conformance with the plot plans and landscape plans submitted with the application and marked **Exhibits "B, B1, B2 and B3" dated February 25, 2015.**

### B. 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 classifications 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. **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.
8. **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.

## 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. Dedication(s) and Improvement(s). Prior to the issuance of any building permits, public improvements and dedications for streets and other rights of way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation, Fire Department (and other responsible City, regional and federal government agencies, as may be necessary), the following:

A. Responsibilities/Guarantees.

1. As part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.
  2. Prior to issuance of sign offs for final site plan approval and/or project permits by the Planning Department, the applicant/developer shall provide written verification to the Planning Department from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to project design required by a public agency shall be documented in writing and submitted for review by the Planning Department.
2. Construction of necessary sewer facilities to the satisfaction of the Bureau of Engineering. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
3. Construction of necessary drainage facilities to the satisfaction of the Bureau of Engineering.
4. Construction of tree wells and planting of street trees and parkway landscaping to the satisfaction of the Street Tree Division of the Bureau of Street Maintenance.
5. Preparation of a parking area and driveway plan to the satisfaction of the appropriate Valley District Office of the Bureau of Engineering and the Department of Transportation. A parking area and driveway plan shall be prepared for approval by the appropriate district office of the Bureau of Engineering and the Department of Transportation. The driveway, parking and loading area(s) shall be developed substantially in conformance with the Site Plan, **dated February 25, 2015, and labeled Exhibit "B"** of the administrative file as to their location and access, but may be modified in order to comply with provisions and conditions of the subject Department of Transportation authorization. Emergency vehicular access shall be subject to the approval of the Fire Department and other responsible agencies.
7. Installation of street lights to the satisfaction of the Bureau of Street Lighting.

8. That street lighting modifications be required at an intersection if there are improvements by the Department of Transportation (also for off site improvements).
9. Preparation of a plot plan to the satisfaction of the Fire Department.
10. Making any necessary arrangements with the appropriate cable television franchise holder to assure that cable television facilities will be installed in City rights of way in the same manner as is required of other facilities, pursuant to Municipal Code Section 17.05N, to the satisfaction of the Department of Telecommunications.
11. 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.
12. 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.
13. 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.
14. Recreation and Parks Dedication. Per Section 12.33 of the Los Angeles Municipal Code, the applicant shall dedicate land for park or recreational purposes or pay the applicable Quimby fees for the construction of condominiums, or Recreation and Park fees for construction of apartment buildings.
15. **Transportation and Traffic (Increased Vehicle Trips/Congestion):** Implementing the recommendations detailed in the Department of Transportation's communication to the Planning Department dated March 5, 2014 (Tentative Tract Map) and June 12, 2014 (Traffic Assessment Report) shall be complied with. Such report and mitigation measure(s) are incorporated herein by reference. The Department of Transportation recommends that the following Project Requirements be adopted as conditions of project approval:
  - a. Highway Dedications and Improvements. Fallbrook Avenue north of Roscoe Boulevard is designated Secondary Highway in the Streets and Highways Element of the City's General Plan. Standard Plan S-470-0, effective November 10, 1999, dictates that the standard cross section for a Secondary Highway is a 5-foot half-roadway on a 45-foot half right-of-way. Fallbrook Avenue currently consists of a 30-foot half right-of-way; therefore, a 5-foot dedication and widening is required of bring the roadway and sidewalk to the Secondary Highway standard required by the General Plan.

The project is bordered by undeveloped land to the north owned by the Department of Water and Power making it very unlikely that Fallbrook Avenue would be extended northerly. For this reason in the event that the Department of City Planning decides to grant exemption to the full Secondary Highway widening standards, DOT recommends a minimum widening to Collector Street standard which include a 22-foot half-roadway on a 32-foot half right-of-way.

The applicant should contact the Bureau of Engineering (BOE) to determine exact

dedication and widening standards and to ensure compliance of these requirements of the Municipal Code.

The applicant should contact BOE to determine any other required street improvements. All required street improvements shall be guaranteed through the B- permit process of BOE before the issuance of any building permit for this project. The street dedication shall be completed through Edmond Yew in the Land Development Group, (213) 977-7095. These measures shall be completed to the satisfaction of DOT and BOE prior to the issuance of any certificate of occupancy.

b. Site Access and Internal Circulation.

This determination does not include final approval of the project's driveways, internal circulation, and parking scheme.

DOT Clearance Guidelines Final DOT approval shall be obtained prior to issuance of any building permits. This should be accomplished by submitting a detailed site and/or driveway plan, at a scale of at least 1" = 40', to DOT's Valley Development Review Section at 6262 Van Nuys Boulevard, Suite 320, Van Nuys, 91401, prior to submittal of building plans for plan check to the Department of Building and Safety.

Pursuant to City Ordinance 180,542, effective March 27, 2009, application fees are required for all DOT related condition clearances and permit issuance activities for private development projects within the City, and must be received by DOT prior to the issuance of any approval, clearance or sign-off. A copy of this ordinances available upon request.

## FINDINGS

### A. General Plan/Charter Findings

1. **Framework Element.** The Framework Element recognizes the importance of existing single-family residential neighborhoods and the need to conserve them. Traditionally, they have formed the fabric that has distinguished the City from other urban areas. Even with substantial growth, the single-family dwelling is still considered to be a major objective of most income and ethnic groups. These areas also afford added opportunities to take advantage of the variety of lifestyles such as water-oriented, rural/agricultural and equestrian-keeping special use neighborhoods.

While it is the goal of the Framework Element to preserve single-family neighborhoods, at the same time, it is also recognized that there are a number of single-family neighborhoods containing dilapidated structures or which abut and are significantly impacted by development of considerably greater intensity. In these areas, the Framework Element allows the consideration of increased development density by amendments to the community plans including extensive public input.

#### **GOAL 3B.      *Preservation of the City's stable single-family residential neighborhoods.***

- Objective 3.5**      Ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development.

##### **Policies: Uses and Density**

**3.5.1.** Accommodate the development of single-family dwelling units in areas designated as "Single- Family Residential" on the General Plan Framework Long-Range Land Use Diagram, in accordance with Table 3-1. The density permitted for each parcel shall be identified in the community plans using land use categories specified in Table 3-2. (P1, P18)

**Table 3-2**

| Land Use Designation | Corresponding Zones          | Density Per Net Acre |
|----------------------|------------------------------|----------------------|
| Minimum              | A1, A2, RE 40, OS            | 0.4 -1               |
| Very Low             | RE 20, RA, RE 15, RE 11      | 2 - 3                |
| Very Low I           | RE 20, RA                    | 2                    |
| Very Low II          | RE 14, RE 11                 | 2 - 3                |
| Low                  | RE 9, RS, R1, RD 6, RD 5, RU | 4 - 12               |

##### **Policies: Design and Development**

**3.5.2.** Require that new development in single-family neighborhoods maintains its predominant and distinguishing characteristics such as property setbacks and building scale. (P1, P18)

Consistent density and lot size of the proposed project is regulated through conditions of approval. Further the scale and character of the planned units will be within a similar height and bulk of other dwellings adjacent to the subject property. Such an infill

development will maintain compatible characteristics of the well established neighborhood. Proposed setbacks and heights will also conform to the RE11 zone for which the project is recommended to transition from existing RE11 single family dwellings to the east, onto the R1 and RD3 zones to the west.

2. **Housing Element.** The Housing Element identifies the Housing Goals, Objectives, Policies and Programs in which to guide the City's housing development, in conjunction with the other elements of the General Plan.

**GOAL 1:A** *City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy and affordable to people of all income levels, races, ages, and suitable for their various needs.*

**Objective 1.1** Produce an adequate supply of rental and ownership housing in order to meet current and projected needs

**Policies:**

- 1.1.2 Expand affordable rental housing for all income groups that need assistance.
- 1.1.3 Facilitate new construction and preservation of a range of different housing types that address the particular needs of the city's households.

The Regional Housing Needs Assessment section of the Housing Element has cited that during year 2000, *"Within the City, the fastest growing areas are the North Valley and South Los Angeles (7.4% and 5.1% growth respectively), followed by the South Valley (3.5%). In fact, over 70% of the total population growth occurred in the San Fernando Valley."*<sup>1</sup> The project, although densifying the previous general plan designation, would contribute to the number of detached housing development offering a mix of income levels. Such opportunities will be an asset to the community and single family fabric of the existing neighborhood surrounding the subject property. The opportunity will extend a different type of housing unit and sustain a safe, healthy and affordable housing product for citizenry with various needs.

3. **General Plan Land Use Designation.** The subject property is located within the area covered by the Chatsworth-Porter Ranch Community Plan, updated and adopted by the City Council on September 4, 1993. The existing Plan designates the subject property as Very Low II Residential with a corresponding zone of RE15 and RE11. The recommended plan amendment would designate the site as Very Low II Residential, Low II Residential and Low I Medium Residential with corresponding zones of RE15 and RE11; R1, RD6, and RZ3; and R2, RD3, RD4, RZ3, RZ4, RU, and RW1, respectively. The zone changes requested to the RE11 (Residential Estate Zone) Zone, R1 (One Dwelling Zone), and RD3 (Restricted Multiple Dwelling Zone) would be consistent with proposed the land use designations and is in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted community plan.
4. **General Plan Text.** The Chatsworth-Porter Ranch Community Plan text includes the following relevant land use goals, objectives, policies and programs:

**PURPOSE:**

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<sup>1</sup> City of Los Angeles, Housing Element 2013-2021, Regional Housing Needs Assessment Section, page 1-4.

***The Plan is intended to promote an arrangement of land use, circulation, and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the Community, within the larger framework of the City; guide the development, betterment, and change of the community to meet existing and anticipated needs and conditions; contribute to a healthful and pleasant environment; balance growth and stability; reflect economic potentialities and limitations, land development and other trends; and protect investment to the extent reasonable and feasible.***

- Objective 2:** To designate lands in quantities and at densities, at appropriate locations, for the various private uses; and to designate the need for public facilities and the general locations thereof, as required to accommodate population and activities projected to the year 2010.
- Objective 3:** To make provisions for the housing required to satisfy the varying needs and desires of all economic segments of the Community, maximizing the opportunity for individual choice.
- To encourage the preservation and enhancement of the varied and distinctive residential character of the Community. In hillside residential areas to:
- a. minimize grading so as to retain the natural terrain and ecological balance;
  - b. provide a standard of land use intensity and population density which will be compatible with street capacity, public service facilities and utilities, and topography and in coordination with development in the remainder of the City.
- Objective 7:** To encourage open space for recreational uses, and to promote the preservation of views, natural character and topography of mountainous parts of the Community for the enjoyment of both local residents and persons throughout the Los Angeles region.
- Objective 8:** To improve jobs/housing balance in the Community by providing more affordable housing opportunities for employees currently working in the Community's industrial areas;

#### **PROGRAMS FOR PUBLIC IMPROVEMENTS**

*These programs establish a framework for guiding development of the Chatsworth-Porter Ranch Community in accordance with the objectives of the Plan. In general, they indicate those public and private actions which should take place during the initial five years following adoption of the Plan. The described actions will require the use of a variety of implementation methods.*

***Recreation, Parks and Open Space:*** Expansion and improvement of needed local parks throughout the Community should be accelerated, where feasible.

The requested plan designation will meet the above goal, policies, and objectives of the Chatsworth-Porter Ranch Community Plan. The Very Low II Residential, Low II Residential and Low I Medium Residential designations will create a logical land use pattern adjacent to the Open Space, Industrial, and Very Low II Residential land use designations, where such development will provide a reasonable transition of densities adjacent to the variety of compatible and incompatible land uses. Such infill project will retain the consistent density and character of the existing single family neighborhood while providing a buffer as well. The project will offer additional housing opportunities within the established residential enclave.



Though the topography is slight over the balance of the site, the site is within the hillside area. The grading patterns proposed by the applicant will comply with the Landform Grading requirements and gradually tier up to higher building pads.

The site will be accessed by Fallbrook Avenue, a Secondary Highway that is currently non-continuous and terminates at the DWP property. Such highway will permit a carrying capacity that will more than adequately provide access to the site. The Department of Water and Power has indicated that water service to the proposal will be adequately provided.

The small lot dwellings will offer a different variety of housing that would be satisfying different needs of economic segments within the community as compared to large lot single family homes. Such housing could offer an alternative to employees in nearby industrial areas that could improve jobs/housing balance in the vicinity.

The applicant has elected to dedicate a 12,900 square foot piece of land for public park purposes in lieu of providing Quimby Fees. The dedication will be the latest offering of public parklands to the Department of Recreation and Parks to coordinate its development for community recreation.

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

Public Necessity

The proposed zone change will entitle the project that would necessitate the construction of additional dwelling units that will contribute to the city's housing stock. Such units will provide a greater opportunity for homeownership, investment in the community, and sustainability neighborhoods. The land is currently underutilized and redevelopment of a long term use will ensure the viability of the site.

Convenience

The development will provide housing in a location that will be located adjacent to the Corporate Pointe Office Park on the west side of Fallbrook as well as other convenient commercial and industrial sites for employment. The development is within proximity to other community activities and amenities that interact with individuals of all ages. This includes nearby schools (Nevada Elementary, Capistrano Elementary), the proposed public park, shopping at Fallbrook Mall and other community resources.

General Welfare

Development of the site will re-engage the site back into the activity and integrate the new village development into the existing single family neighborhood. Activating a residential use and public park would provide a focal point back into a neighborhood that lacks public recreation space. During the public hearing, it was discovered that this deficiency has forced neighborhood children to recreate in the public streets. Such a park would be welcome and provide a needed service. Further, the development will contribute to the aesthetic value of the site and neighborhood by comparison to a stagnate use.

Good Zoning Practice

The requested RE11, R1, and RD3 zones are consistent with the general plan Land Use designation with corresponding RE15 and RE11; R1, RD6, and RZ3; and R2, RD3, RD4, RZ3, RZ4, RU, and RW1. The recommended project involving residential dwellings is permitted by all corresponding zones of the Very Low II Residential, Low II Residential and Low I Medium Residential land use designations. The proposed building setbacks and

heights and parking generally meet the requirements of the proposed RE11, R1, and RD3 Zone.

The Commission approved the zone change and “Q” Qualified conditions incorporating environmental mitigation as well the following conditions that will protect the best interest of the neighborhood and assure a more compatible development with the surrounding properties that is compliant with Section 12.32,G of the LAMC:

- Height limitations for the various zones;
- Prohibit gates at access easements for the RD3;
- Landscape buffer along the easterly property line of the RE11 zone properties;

With these conditions, the RE11, R1 and RD3 zones will achieve the necessary transition from a more intense industrial zone to the close-by residential zones with higher levels of compatibility. The development will be in harmony with the objectives of the General Plan and mitigate any environmental effects of the zone change.

Further, the project proposal as documented in the site plans and elevations will meet the development standards of the various zones (RE11, R1, and RD3). According to the plans submitted, the proposed building heights of the small lot dwellings will be approximately 2 stories and 25 feet and will be consistent with the approximate scale of buildings proposed to the east in the R1 zoned area with proposed 23-28 foot building heights. Single story buildings of approximately 19 feet high are proposed within the RE11 zoned area to mimic the existing neighborhood further east. The proposed building setbacks and heights generally meet the requirements of the proposed RE11, R1, and RD3 Zone. However, staff notes that the proposed front yard setbacks of the RE11 zoned properties are deficient at only 20 feet where the required Code distance is 25 feet. The applicant will be required to comply with the setbacks at the time of permit clearance. Attached three car garages are generally proposed for RE11 zoned properties. Two car garages are proposed for R1 and RD3 zoned lots. As noted above some planned R1 zoned dwellings may have 3 car garages. The single family zoned properties (RE11 and R1) will incorporate the standard front, side, and rear yard setback areas for the light and air purposes to accomplish open space needs. The RD3 zoned areas will provide variable side and rear yards to accomplish private open space. According to the tentative map, the approximate range of private open space for the small lot properties will be 377 – 14,000 square feet. Moreover, an approximate 12,000 square feet parcel of land will be dedicated to the city for public park purposes to serve the development as well as the community. The park will be developed by the applicant under the direction of Department of Recreation and Parks.

Pursuant to Section 12.32 of the Municipal Code, and based on these findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice. With the subdivision design being consistent with the lot design and the character of the project buildings to the adjacent neighborhood, the project is conducive to the general welfare of the community and good zoning practice.

### **C. CEQA Findings**

**Environmental.** A Mitigated Negative Declaration (ENV 2014-193-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 attached 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. The subject environmental clearance has been corrected to eliminate redundant language.

Additionally, in accordance with Section 21081.6 of the Public Resources Code (AB 3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by a requiring monitoring program.

## **PUBLIC HEARING AND COMMUNICATIONS**

### **Public Hearing**

The public hearing was held at the Marvin Braude Constituent Service Center on April 21, 2015. Approximately 30 people attended the public hearing, including the representative, a representative of the Council office and several neighboring property owners and stakeholders. Initial indications show unanimous individuals were in favor of the request and proposed project.

### **Communications Received**

Five letters and one petition were received in reference to this case. Two were in favor and one in opposition. One letter was received from the West Hills Neighborhood Council indicating their support for the project with several conditions. Another letter of support was received from Councilman Englander of Council District No. 12. Both letters emphasized that it was preferential Michale Street should not connect and provide access to the subject development. One petition signed by 96 supporters of the project was received that also opposed the connection of Michale Street citing traffic and safety concerns.

One email communication opposing the project was received from a resident that generally preferred that only a development that complied with the existing Very Low II Residential Plan designation and A1 zone should be built.

Two other letters from Council District No. 12 were also received:

- On January 9, 2015, the Councilmember Mitch Englander sent a letter thanking staff for their consideration of this proposal for the subject 90-home residential project.
- On February 27, 2015, the Councilmember Mitch Englander sent a letter of support to the Department of Transportation on the implementation of “no left turn” measures from the southbound Fallbrook Avenue to westbound Eccles and Schoenborne Streets for their consideration of this proposal for the subject 90-home residential project.

### **Summary of Public Hearing Testimony**

The applicant described the project and the history of the previous Boeing recreational use. He explained how it will provide a transition into the surrounding neighborhood. He noted that there had been neighborhood meetings with the West Hills Neighborhood Council and explained their concerns as noted by their letter of approval. He indicated that the project had also been discussed with a number of city agencies on the issue of proposed median improvements along Fallbrook Avenue south of the site. This discussion was to implement voluntary improvements to prevent left turns from the southbound Fallbrook lane into Eccles and Schorenborne Streets. The hearing officer noted that the offsite improvements could not be required due to the lack of nexus. The park was also noted to be a dedication of land to the City instead of submittal of Quimby Fees. Other issues that were brought up included modifications to various conditions of the proposed tract action. This included the following:

- No improvements to Michale Street due to Neighborhood Council, Council Office, and stakeholder’s wishes.
- No improvements to Fallbrook Avenue due to the Council Motion requesting City amend Fallbrook to a “Modified Secondary Highway” that would allow the existing improvements to be satisfactory, ultimately resulting in no additional improvements.

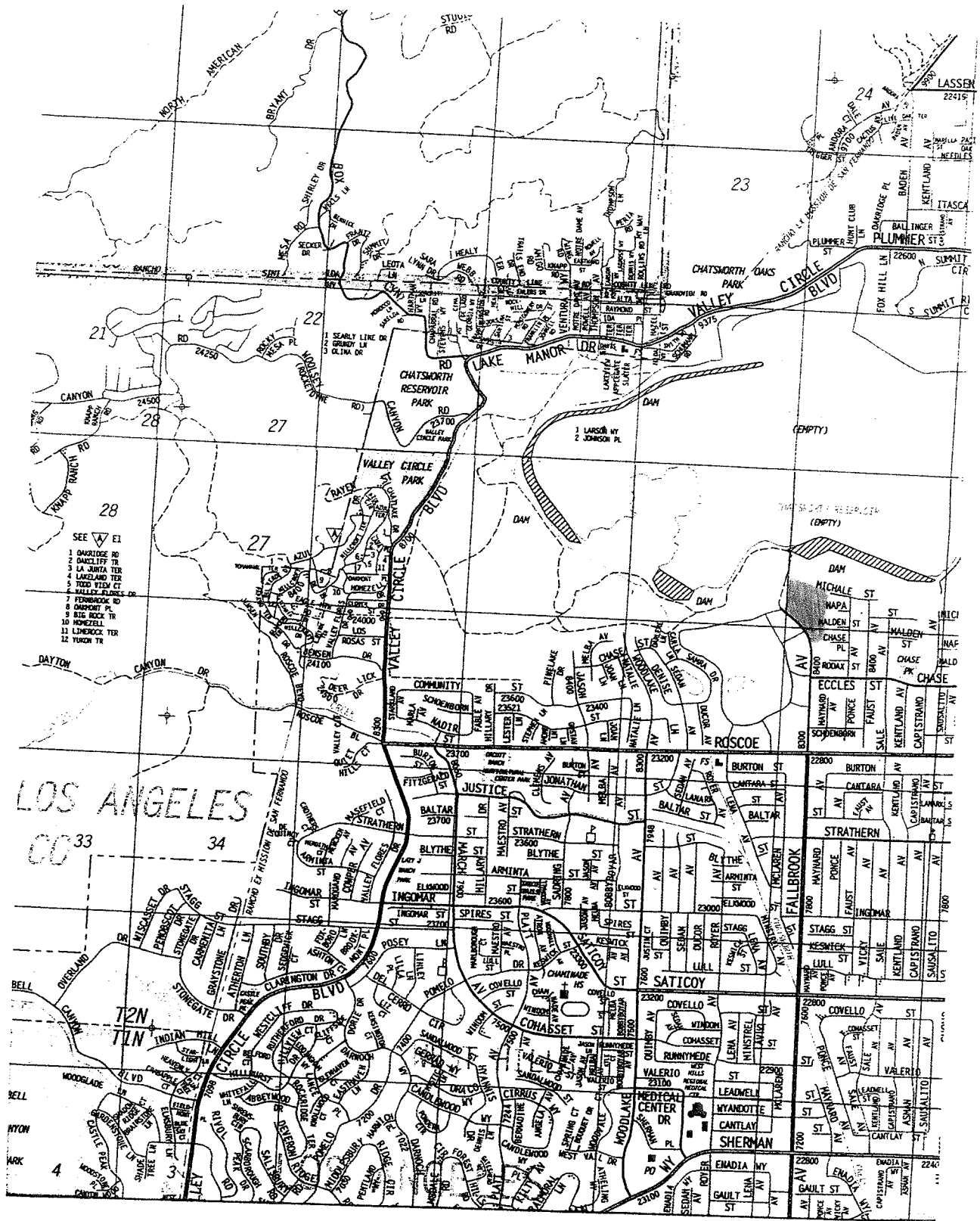
- Deletion of a standard tract condition that required a reservoir for vehicle stacking should a security gate be installed in the Small Lot Subdivision.

There were 15 residents who spoke in favor of the project and noted the following points:

- Michale Street should not be connected to the development and not improved with a cul-de-sac as recommended by the Department of Public Works. The terminus provides the existing residential neighborhood with a safe place for children to play.
- Neighbors praised the applicant for working with them to design the neighborhood with their concerns in mind.
- Concern was identified on the extension of Fallbrook Avenue through the Chatsworth Nature Preserve (DWP Property), thereby compromising the intent of the nature preserve.

The Council Office indicated that they support the project and prefers to leave Michale Street as undeveloped and not connect to the project.

The hearing officer closed the public hearing and announced that the City Planning Commission Meeting will take place on May 28 here in the neighboring Van Nuys City Hall. A decision will be rendered during this meeting and the case will move on the PLUM Committee and full City Council following this.



CPC 20-4 194

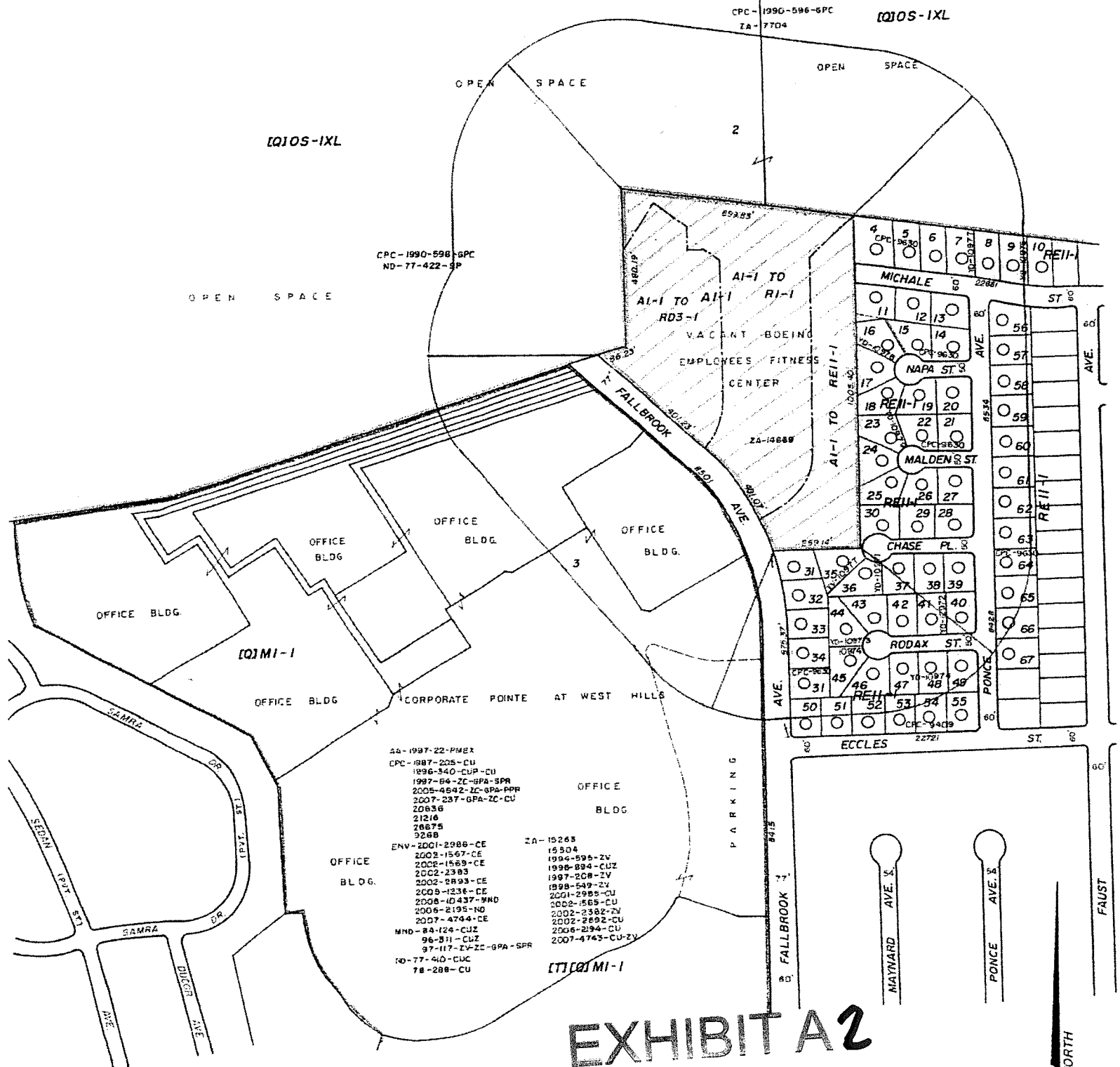


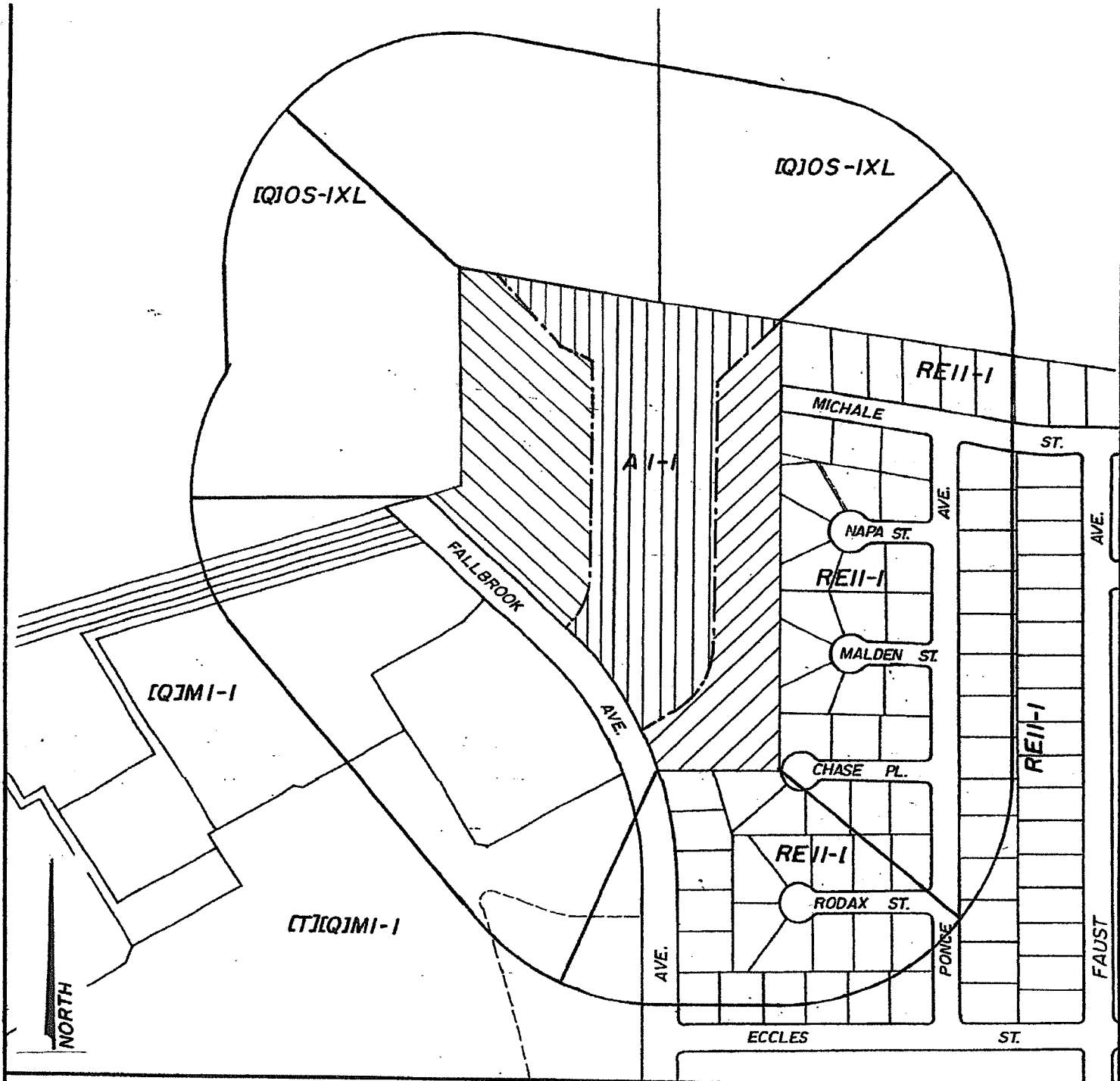
EXHIBIT A2

PERIODIC COMPREHENSIVE GENERAL PLAN REVIEW AND ZONE  
CHANGE PROCESS - "BATCHING"

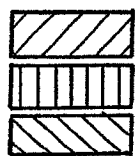
CASE NO.  
DATE DEC. 31, 2013  
D.M. 192B097, 195B097  
SCALE 1"= 200'  
USES FIELD

LEGAL: LOT I, TRACT NO. 19272 M.B. 656-26/27  
T.B. PAGE 529 GRID G/H-1/2  
C.D. 12 C.T. 1132.32 P.A. 221 CHT

CALIFORNIA HOME BUILDERS  
c/o JODY WOOD  
21510 ROSCOE BLVD  
CANOGA PARK, CA 91304  
(818) 999-9979 x102



# EXISTING ZONING



AI-1 TO REII-1

AI-1 TO RI-1

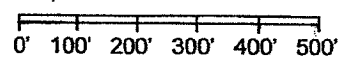
AI-1 TO RD2-1

----- ZONE BOUNDARY LINE

CASE NO.

DATE: DEC. 31, 2013

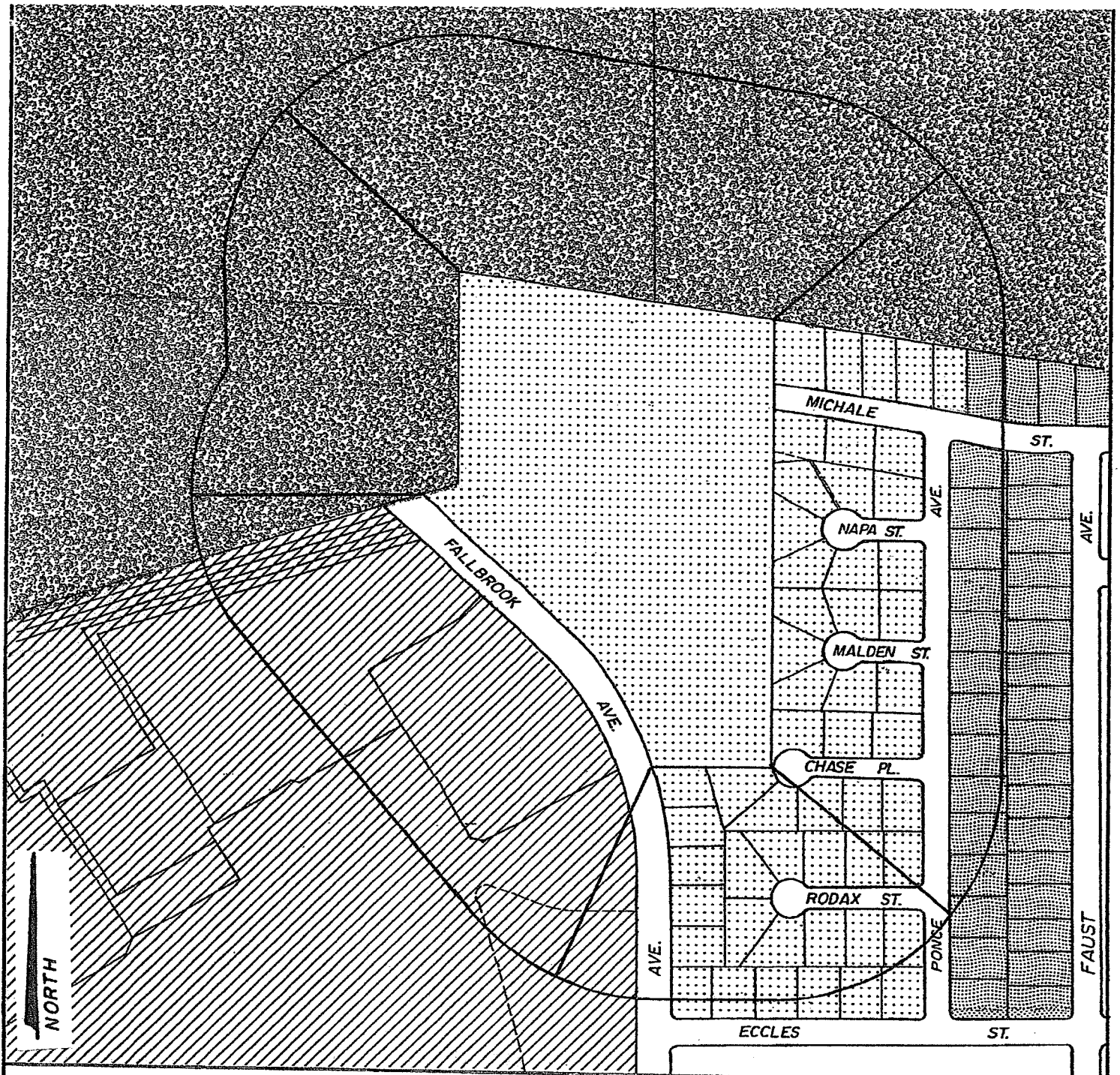
SCALE:



**CALIFORNIA HOME BUILDERS**  
**C/O ROGELIO NAVAR.**  
 21510 ROSCOE BLVD.  
 CANOGA PARK, CA 91304  
 (818) 999-9979

EXHIBIT A3





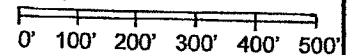
# EXISTING CHATSWORTH-PORTER RANCH COMMUNITY

|  |                        |               |
|--|------------------------|---------------|
|  | RE15, RE11             | VERY LOW II   |
|  | RE9, RS                | LOW I         |
|  | R1, RD6, RZ5           | LOW II        |
|  | RD1.5, RD2, RW2, RZ2.5 | LOW MEDIUM II |

|  |             |            |
|--|-------------|------------|
|  | CM, MR1, M1 | LIMITED    |
|  | OS, A1      | OPEN SPACE |

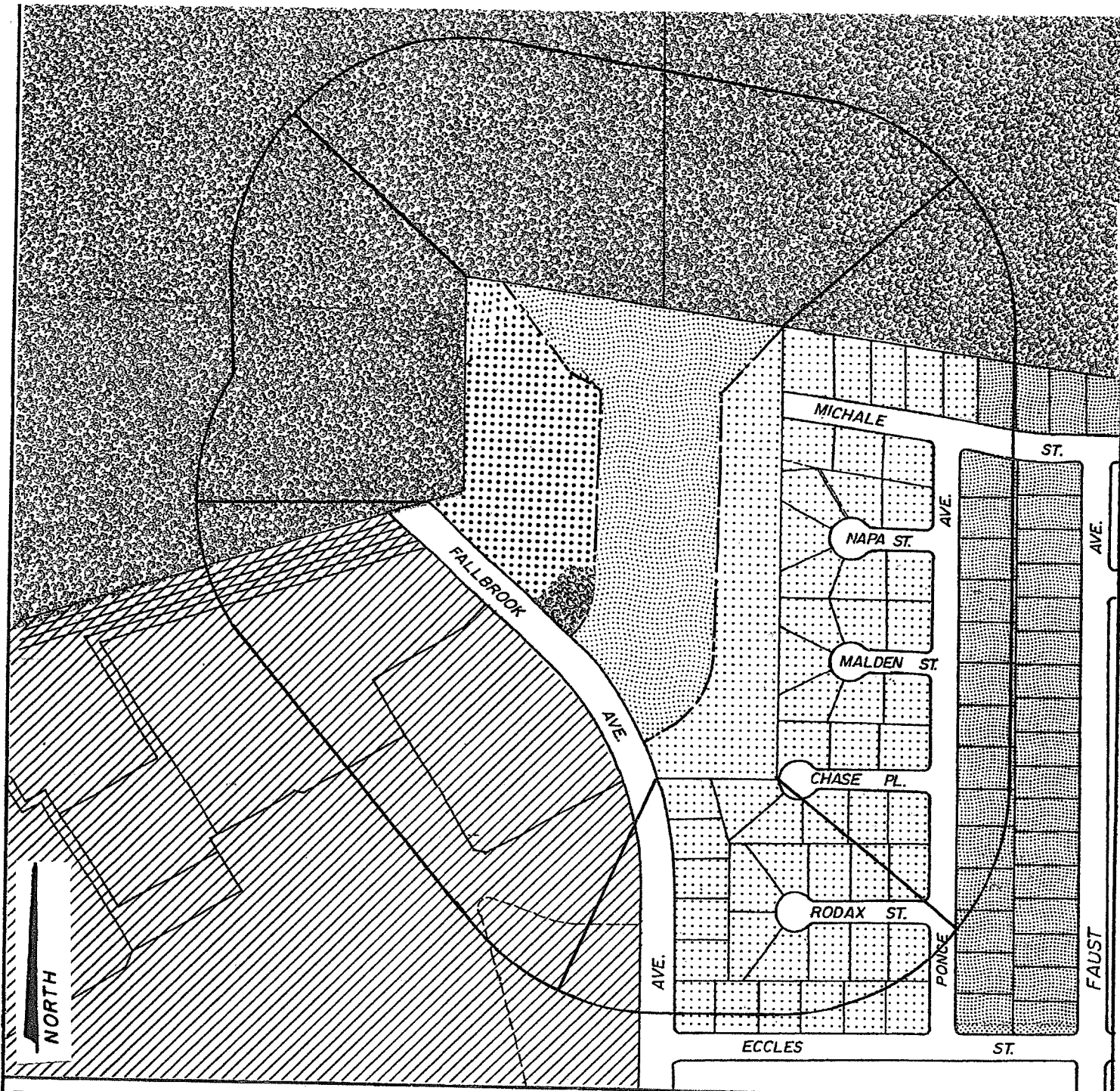
PLAN

CASE NO.  
DATE: DEC. 31, 2013  
SCALE:



CALIFORNIA HOME BUILDERS  
C/O ROGELIO NAVAR  
21510 ROSCOE BLVD.  
CANOGA PARK, CA 91304  
(818) 999-9979

EXHIBIT A 4



# REQUESTED CHATSWORTH-PORTER RANCH COMMUNITY PLAN

|  |                 |             |
|--|-----------------|-------------|
|  | RE15, RE11      | VERY LOW II |
|  | RE9, RS         | LOW I       |
|  | R1, RD6, RZ5    | LOW II      |
|  | RD1.5, RD2, RW2 | LOW         |
|  | RZ2.5           | MEDIUM II   |

|  |             |            |
|--|-------------|------------|
|  | CM, MR1, M1 | LIMITED    |
|  | OS, A1      | OPEN SPACE |

CASE NO.  
DATE: DEC. 31, 2013  
SCALE: 0' 100' 200' 300' 400' 500'

CALIFORNIA HOME BUILDERS  
C/O ROGELIO NAVAR  
21510 ROSCOE BLVD.  
CANOGA PARK, CA 91304  
(818) 999-9979

EXHIBIT A 5

# REVISED VESTING TENTATIVE TRACT NO. 72373

LOTS 1-43 INCLUSIVE FOR SUBDIVISION PURPOSES  
LOTS 44-90 INCLUSIVE FOR SMALL LOT SUBDIVISION PURPOSES  
LOT 91 OPEN SPACE LOT  
THE FUTURE STREET WITHIN LOTS 35, 36 AND 37 TO BE MERGED  
LEGAL DESCRIPTION: LOT 1 TRACT NO. 19272, M.B. PAGES 26 & 27.  
SITE ADDRESS: 8500 N. FALLBROOK AVENUE

- NOTES:
1. TOTAL AREA: 623,316 SQ. FT. (14.31 AC) GROSS TO CL. ST.  
599,443 SQ. FT. (13.76 AC) NET
  2. ZONING EXISTING: A1-1  
PROPOSED: RE1-1 (LOTS 26-36) R1-1 (LOTS 1-25, LOTS 37-43) & R03-1 (LOTS 44-90)
  3. USE: 43 SINGLE FAMILY LOTS, 47 SMALL LOT SINGLE FAMILY SUBDIVISION IN THE R03-1 ZONE, PURSUANT TO ORDINANCE NO. 176354 AND 1 OPEN SPACE LOT.
  4. PARKING SPACES: RESIDENTIAL 180 TENANT, 18 GUEST
  5. SEWAGE DISPOSAL BY UNDERGROUND SEWER SYSTEM.
  6. SURFACE & CONTRIBUTORY DRAINAGE TO BE CONVEYED TO STREET.
  7. 18 OAKS, 3 WESTERN SYCAMORE, NO CALF. BAY AND NO S.C. BLACK WALNUT TREES; 7 OAKS AND 3 WESTERN SYCAMORES TO BE REMOVED. SEE TREE REPORT BY TREE LIFE CONSULTING, INC. DATED SEPT. 9, 2013. TREES ALONG PROPERTY BOUNDARY WILL TRY TO BE SAVED.
  8. EXIST. SITE HAS MULTIPLE BUILDINGS AND RECREATIONAL FACILITIES TO BE REMOVED.
  9. SITE IS SLIGHTLY SLOPING.
  10. THERE ARE CITY OF LOS ANGELES EASEMENTS ON THE SUBJECT PROPERTY AS SHOWN.
  11. THERE ARE NO HAZARDOUS OR HAZARDOUS MATERIALS ON PROPERTY.
  12. THIS SUBDIVISION IS LOCATED WITHIN HILLSIDE GRADING AND HIGH WINDS.
  13. GRADING QUANTITIES: CUT: 20,000 CY FILL: 10,000 CY REM. & RECOMP.: 10,000 CY NET WORK: 10,000 CY SUBJECT FOR HIG. ROUTE HEARING
  14. ADD STREET NAMES.

VESTING NOTES FOR SMALL LOTS:

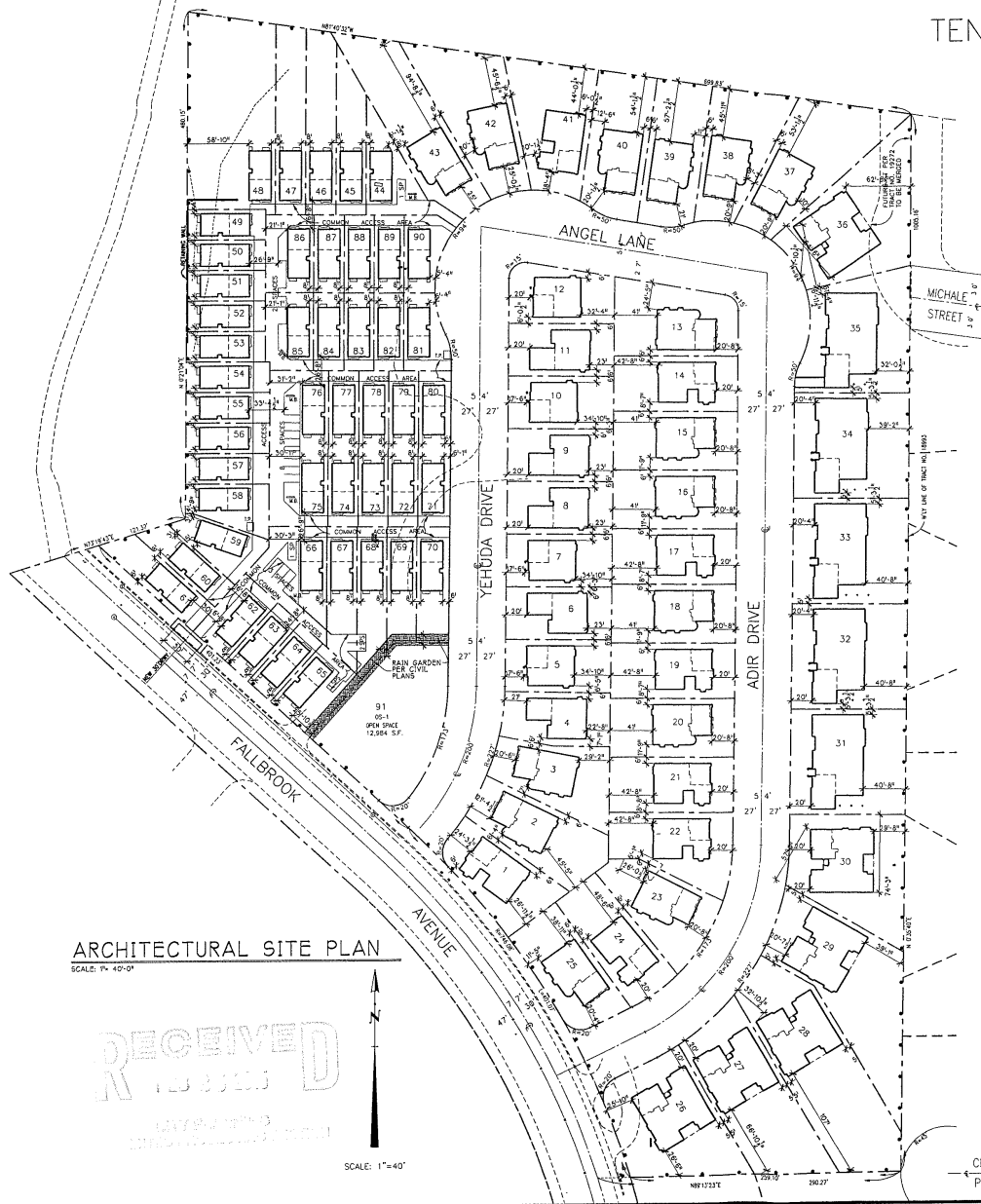
1. BUILDING HEIGHT: 35 FEET MAX.
2. BUILDING AREA: 1,485 S.F. OR 1,490 S.F.
3. TOTAL PARKING: 94 TENANT AND 18 GUEST
4. ACCESS FROM: YEHUDA DR., ANGEL LN. & FALLBROOK AVE.

## TABULATION :

PLAN TYPE #1485 / #1490 = 47 TOTAL HOMES  
PLAN TYPE #2500 = 4 TOTAL HOMES  
PLAN TYPE #2685 = 6 TOTAL HOMES  
PLAN TYPE #2800 = 5 TOTAL HOMES  
PLAN TYPE #3100 = 15 TOTAL HOMES  
PLAN TYPE #3200 = 5 TOTAL HOMES  
PLAN TYPE #3500 = 8 TOTAL HOMES

TOTAL HOMES IN THIS SUBDIVISION = 90 HOMES

| SMALL LOT MATRIX |            |             |           |            |               |                |               |                |               |
|------------------|------------|-------------|-----------|------------|---------------|----------------|---------------|----------------|---------------|
| LOT              | REQ. FRONT | PROF. FRONT | REQ. REAR | PROF. REAR | REQ. SIDE (L) | PROF. SIDE (L) | REQ. SIDE (R) | PROF. SIDE (R) | PROF. SETBACK |
| 44               | 3.5'       | 5'          | 11.5'     | 11.5'      | 5'            | 5'             | 5'            | 5'             | 6.1'          |
| 45               | 3.5'       | 5'          | 10.5'     | 10.5'      | 5'            | 5'             | 5'            | 5'             | 6.1'          |
| 46               | 3.5'       | 5'          | 10.5'     | 10.5'      | 5'            | 5'             | 5'            | 5'             | 6.1'          |
| 47               | 3.5'       | 5'          | 11.5'     | 11.5'      | 5'            | 5'             | 5'            | 5'             | 6.1'          |
| 48               | 3.5'       | 5'          | 12.5'     | 12.5'      | 5'            | 5'             | 5'            | 5'             | 6.1'          |
| 49               | 3.5'       | 5'          | 13.5'     | 13.5'      | 5'            | 5'             | 5'            | 5'             | 6.1'          |
| 50               | 3.5'       | 5'          | 13.5'     | 13.5'      | 5'            | 5'             | 5'            | 5'             | 6.1'          |
| 51               | 3.5'       | 5'          | 13.5'     | 13.5'      | 5'            | 5'             | 5'            | 5'             | 6.1'          |
| 52               | 3.5'       | 5'          | 13.5'     | 13.5'      | 5'            | 5'             | 5'            | 5'             | 6.1'          |
| 53               | 3.5'       | 5'          | 13.5'     | 13.5'      | 5'            | 5'             | 5'            | 5'             | 6.1'          |
| 54               | 3.5'       | 5'          | 13.5'     | 13.5'      | 5'            | 5'             | 5'            | 5'             | 6.1'          |
| 55               | 3.5'       | 5'          | 13.5'     | 13.5'      | 5'            | 5'             | 5'            | 5'             | 6.1'          |
| 56               | 3.5'       | 5'          | 13.5'     | 13.5'      | 5'            | 5'             | 5'            | 5'             | 6.1'          |
| 57               | 3.5'       | 5'          | 13.5'     | 13.5'      | 5'            | 5'             | 5'            | 5'             | 6.1'          |
| 58               | 3.5'       | 5'          | 13.5'     | 13.5'      | 5'            | 5'             | 5'            | 5'             | 6.1'          |
| 59               | 3.5'       | 5'          | 13.5'     | 13.5'      | 5'            | 5'             | 5'            | 5'             | 6.1'          |
| 60               | 3.5'       | 5'          | 13.5'     | 13.5'      | 5'            | 5'             | 5'            | 5'             | 6.1'          |
| 61               | 3.5'       | 5'          | 13.5'     | 13.5'      | 5'            | 5'             | 5'            | 5'             | 6.1'          |
| 62               | 3.5'       | 5'          | 13.5'     | 13.5'      | 5'            | 5'             | 5'            | 5'             | 6.1'          |
| 63               | 3.5'       | 5'          | 13.5'     | 13.5'      | 5'            | 5'             | 5'            | 5'             | 6.1'          |
| 64               | 3.5'       | 5'          | 13.5'     | 13.5'      | 5'            | 5'             | 5'            | 5'             | 6.1'          |
| 65               | 3.5'       | 5'          | 13.5'     | 13.5'      | 5'            | 5'             | 5'            | 5'             | 6.1'          |
| 66               | 3.5'       | 5'          | 13.5'     | 13.5'      | 5'            | 5'             | 5'            | 5'             | 6.1'          |
| 67               | 3.5'       | 5'          | 13.5'     | 13.5'      | 5'            | 5'             | 5'            | 5'             | 6.1'          |
| 68               | 3.5'       | 5'          | 13.5'     | 13.5'      | 5'            | 5'             | 5'            | 5'             | 6.1'          |
| 69               | 3.5'       | 5'          | 13.5'     | 13.5'      | 5'            | 5'             | 5'            | 5'             | 6.1'          |
| 70               | 3.5'       | 5'          | 13.5'     | 13.5'      | 5'            | 5'             | 5'            | 5'             | 6.1'          |
| 71               | 3.5'       | 5'          | 13.5'     | 13.5'      | 5'            | 5'             | 5'            | 5'             | 6.1'          |
| 72               | 3.5'       | 5'          | 13.5'     | 13.5'      | 5'            | 5'             | 5'            | 5'             | 6.1'          |
| 73               | 3.5'       | 5'          | 13.5'     | 13.5'      | 5'            | 5'             | 5'            | 5'             | 6.1'          |
| 74               | 3.5'       | 5'          | 13.5'     | 13.5'      | 5'            | 5'             | 5'            | 5'             | 6.1'          |
| 75               | 3.5'       | 5'          | 13.5'     | 13.5'      | 5'            | 5'             | 5'            | 5'             | 6.1'          |
| 76               | 3.5'       | 5'          | 13.5'     | 13.5'      | 5'            | 5'             | 5'            | 5'             | 6.1'          |
| 77               | 3.5'       | 5'          | 13.5'     | 13.5'      | 5'            | 5'             | 5'            | 5'             | 6.1'          |
| 78               | 3.5'       | 5'          | 13.5'     | 13.5'      | 5'            | 5'             | 5'            | 5'             | 6.1'          |
| 79               | 3.5'       | 5'          | 13.5'     | 13.5'      | 5'            | 5'             | 5'            | 5'             | 6.1'          |
| 80               | 3.5'       | 5'          | 13.5'     | 13.5'      | 5'            | 5'             | 5'            | 5'             | 6.1'          |
| 81               | 3.5'       | 5'          | 13.5'     | 13.5'      | 5'            | 5'             | 5'            | 5'             | 6.1'          |
| 82               | 3.5'       | 5'          | 13.5'     | 13.5'      | 5'            | 5'             | 5'            | 5'             | 6.1'          |
| 83               | 3.5'       | 5'          | 13.5'     | 13.5'      | 5'            | 5'             | 5'            | 5'             | 6.1'          |
| 84               | 3.5'       | 5'          | 13.5'     | 13.5'      | 5'            | 5'             | 5'            | 5'             | 6.1'          |
| 85               | 3.5'       | 5'          | 13.5'     | 13.5'      | 5'            | 5'             | 5'            | 5'             | 6.1'          |
| 86               | 3.5'       | 5'          | 13.5'     | 13.5'      | 5'            | 5'             | 5'            | 5'             | 6.1'          |
| 87               | 3.5'       | 5'          | 13.5'     | 13.5'      | 5'            | 5'             | 5'            | 5'             | 6.1'          |
| 88               | 3.5'       | 5'          | 13.5'     | 13.5'      | 5'            | 5'             | 5'            | 5'             | 6.1'          |
| 89               | 3.5'       | 5'          | 13.5'     | 13.5'      | 5'            | 5'             | 5'            | 5'             | 6.1'          |
| 90               | 3.5'       | 5'          | 13.5'     | 13.5'      | 5'            | 5'             | 5'            | 5'             | 6.1'          |



## ARCHITECTURAL SITE PLAN

SCALE: 1"=40'

RECEIVED  
10/10/13  
CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING

SCALE: 1"=40'

CHASE  
PLACE



PRELIMINARY ONLY

KEN STOCKTON  
ARCHITECTS, INC.  
14600 W. AQUILA ROAD, RAY, MO, 63046, CA, 9002  
800 888-9443 FAX 800 888-9404

SHEET NO.  
**A1.0**

PROJECT NAME  
FALLBROOK VILLAGE  
90 SINGLE FAMILY RESIDENCES

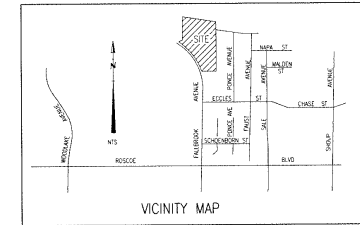
ARCHITECTURAL SITE PLAN  
REVISIONS  
DATE: 04/20/14  
DRAWN BY: JAC  
CHECKED BY: JAC  
PERMIT:

DEVELOPER  
CALIFORNIA HOME BUILDERS  
2950 ROSCOE BLVD, CANOGA PARK, CA  
818 888-8878 FAX 818 888-0848

EXHIBIT B

# REVIS<sup>ED</sup> VESTING TENTATIVE TRACT NO. 72373

LOTS 1-43 INCLUSIVE FOR SUBDIVISION PURPOSES  
LOTS 44-90 INCLUSIVE FOR SMALL LOT SUBDIVISION PURPOSES  
LOT 91 OPEN SPACE LOT  
THE FUTURE STREET WITHIN LOTS 35, 36 AND 37 TO BE MERGED  
LEGAL DESCRIPTION: LOT 1 TRACT NO. 19272, M.B. PAGES 26 & 27.  
SITE ADDRESS: 8500 N. FALLBROOK AVENUE



## LEGEND

- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP
- L.A. LANDSCAPE AREA

## NOTES

- TOTAL AREA 823,318 SQ. FT. (14.31 AC) GROSS TO CL ST. 599,643 SQ. FT. (13.76 AC) NET
- ZONING EXISTING M-1.1. PROPOSED RE-1-1 (LOTS 26-35) R1-1 (LOTS 1-25, LOTS 37-43) & R03-1 (LOTS 44-90)
- USE: 43 SINGLE FAMILY LOTS, 47 SMALL LOT SINGLE FAMILY SUBDIVISION IN THE R03-1 ZONE, PURSUANT TO ORDINANCE NO. 176354 AND 1 OPEN SPACE LOT.
- PARKING SPACES: RESIDENTIAL, TWO TENANT, 18 GUEST
- SEWAGE DISPOSAL BY UNDERGROUND SEWER SYSTEM
- SURFACE & CONTINGUARY DRAINAGE TO BE CONVERTED TO STREET.
- 18 OAKS, 4 WESTERN SycAMORES, NO CALIF. BAY AND NO S.C. BLACK WALNUT TREES; 7 OAKS AND 3 WESTERN SycAMORES TO BE REMOVED. SEE TREE REPORT BY TREE LIFE CONCERN, INC. DATED: SEPT. 9, 2012. TREES ALONG PROPERTY BOUNDARY WILL TRY TO BE SAVED.
- EXIST. SITE HAS MULTIPLE BUILDINGS AND RECREATIONAL FACILITIES TO BE REMOVED.
- SITE IS SLIGHTLY SLOPING.
- THERE ARE CITY OF LOS ANGELES EASEMENTS ON THE SUBJECT PROPERTY AS SHOWN.
- THERE ARE NO HAZARDOUS OR HAZARDOUS MATERIALS ON PROPERTY.
- THIS SUBDIVISION IS LOCATED WITHIN HILLSIDE GRADING AND HIGH WINDS.
- GRADING QUANTITIES: CUT= 20,000, BY FILL= 20,000, REM & RECOMP= 52,000, CY. SEE MAP= 20,000, REQUEST FOR FINAL ROUTE MARKING.
- ADD STREET NAMES.

## VESTING NOTES FOR SMALL LOTS:

- BUILDING HEIGHT: 35 FEET MAX.
- BUILDING AREA: 1,485 S.F. OR 1,490 S.F.
- TOTAL PARKING 24 TENANT AND 18 GUEST
- ACCESS FROM: YEHUDA DR., ANGEL LN. & FALLBROOK AVE.

OWNER/SUBDIVIDER  
VALLEY OF THE VALLEY CONDOS, INC.  
21510 ROSCOTE BLVD.  
CANAJOCA PARK, CA 91304  
(818) 899-9978

CIVIL ENGINEER  
ROBERT K. KAMICKA  
5011 ACACIA ST.  
SAN GABRIEL, CA 91776  
(626) 286-6127



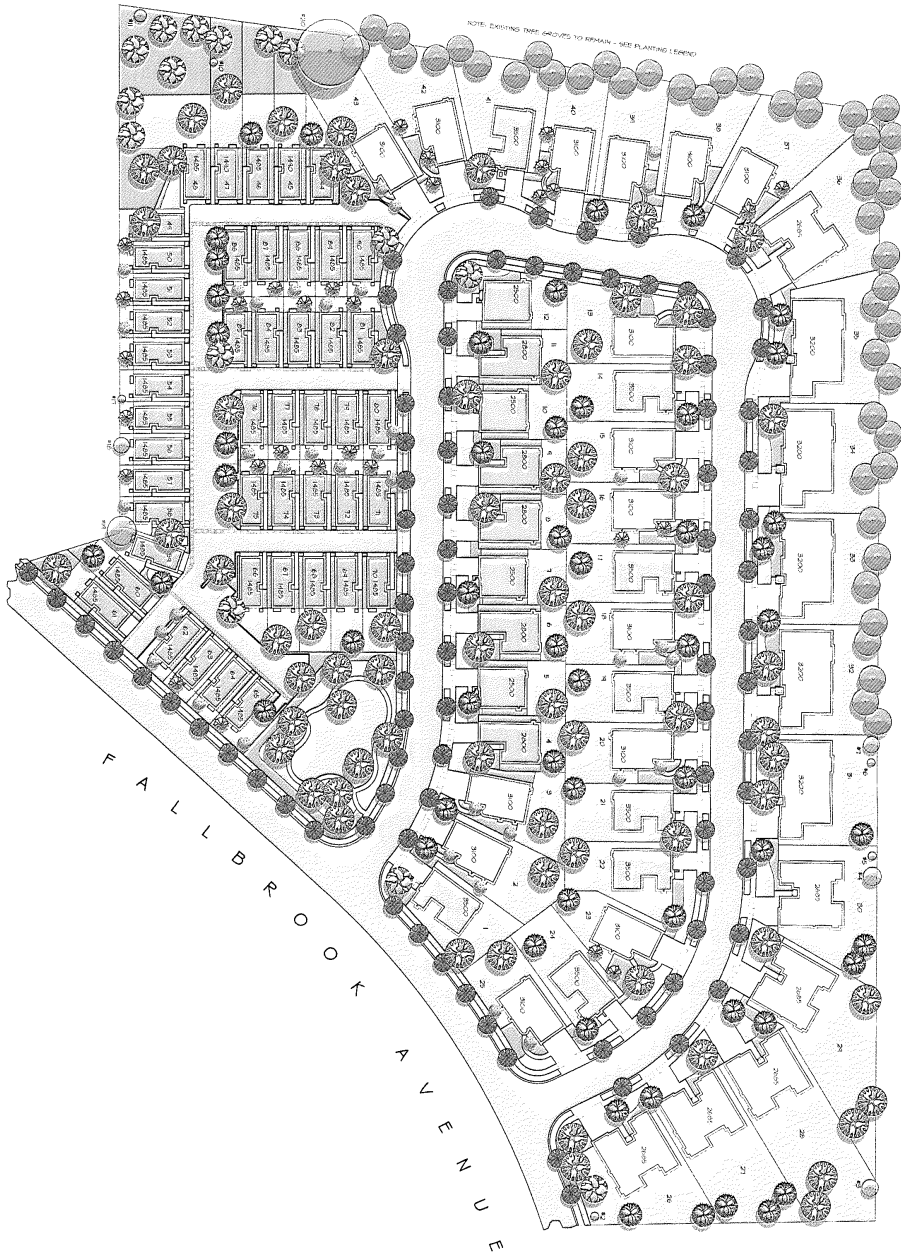
SCALE: 1"=40'  
DECEMBER 2013

- APRIL 2014
- JUNE 2014
- JANUARY 2015
- FEBRUARY 2015

## SMALL LOT MATRIX

| LOT | REQ. FRONT | PROG. FRONT | REQ. SIDE | PROG. SIDE | REQ. REAR | PROG. REAR | REQ. SETBACK | PROG. SETBACK | REQ. MIN. DIST. | PROG. MIN. DIST. |
|-----|------------|-------------|-----------|------------|-----------|------------|--------------|---------------|-----------------|------------------|
| 44  | 3.5'       | 5'          | 1.5'      | 1.5'       | 1.5'      | 1.5'       | 4'           | 4'            | 4'              | 6.1' MIN         |
| 45  | 3.5'       | 5'          | 40' MIN   | 4'         | 4'        | 4'         | 4'           | 4'            | 4'              | 4'               |
| 46  | 3.5'       | 5'          | 107' MIN  | 4'         | 4'        | 4'         | 4'           | 4'            | 4'              | 4'               |
| 47  | 3.5'       | 5'          | 115' MIN  | 4'         | 4'        | 4'         | 4'           | 4'            | 4'              | 4'               |
| 48  | 3.5'       | 5'          | 120' MIN  | 5'         | 58.8' MIN | 4'         | 4'           | 4'            | 4'              | 4'               |
| 49  | 3.5'       | 5'          | 121'      | 4'         | 4'        | 4'         | 4'           | 4'            | 4'              | 4'               |
| 50  | 3.5'       | 5'          | 131'      | 4'         | 4'        | 4'         | 4'           | 4'            | 4'              | 4'               |
| 51  | 3.5'       | 5'          | 131'      | 4'         | 4'        | 4'         | 4'           | 4'            | 4'              | 4'               |
| 52  | 3.5'       | 5'          | 131'      | 4'         | 4'        | 4'         | 4'           | 4'            | 4'              | 4'               |
| 53  | 3.5'       | 5'          | 131'      | 4'         | 4'        | 4'         | 4'           | 4'            | 4'              | 4'               |
| 54  | 3.5'       | 5'          | 131'      | 4'         | 4'        | 4'         | 4'           | 4'            | 4'              | 4'               |
| 55  | 3.5'       | 5'          | 131'      | 4'         | 4'        | 4'         | 4'           | 4'            | 4'              | 4'               |
| 56  | 3.5'       | 5'          | 131'      | 4'         | 4'        | 4'         | 4'           | 4'            | 4'              | 4'               |
| 57  | 3.5'       | 5'          | 131'      | 4'         | 4'        | 4'         | 4'           | 4'            | 4'              | 4'               |
| 58  | 3.5'       | 5'          | 131'      | 4'         | 4.7' MIN  | 4'         | 4'           | 4'            | 4'              | 4'               |
| 59  | 3.5' MIN   | 5'          | 14.8' MIN | 5' MIN     | 5' MIN    | 5' MIN     | 5'           | 5'            | 5'              | 5'               |
| 60  | 7'         | 5'          | 24' MIN   | 4'         | 4'        | 4'         | 4'           | 4'            | 4'              | 4'               |
| 61  | 10'        | 5'          | 36.5' MIN | 5'         | 6'        | 4'         | 4'           | 4'            | 4'              | 4'               |
| 62  | 3.5'       | 5'          | 13.7'     | 4'         | 4'        | 4'         | 4'           | 4'            | 4'              | 6.7'             |
| 63  | 3.5'       | 5'          | 13.7'     | 4'         | 4'        | 4'         | 4'           | 4'            | 4'              | 4'               |
| 64  | 3.5'       | 5'          | 13.7'     | 4'         | 4'        | 4'         | 4'           | 4'            | 4'              | 4'               |
| 65  | 3.5'       | 5'          | 13.7'     | 4'         | 25.6'     | 4'         | 4'           | 4'            | 4'              | 4'               |
| 66  | 3.5'       | 5'          | 14' MIN   | 4'         | 4'        | 4'         | 4'           | 4'            | 4'              | 11' MIN          |
| 67  | 3.5'       | 5'          | 42.5' MIN | 4'         | 4'        | 4'         | 4'           | 4'            | 4'              | 4'               |
| 68  | 3.5'       | 5'          | 42.5' MIN | 4'         | 4'        | 4'         | 4'           | 4'            | 4'              | 4'               |
| 69  | 3.5'       | 5'          | 49.5' MIN | 4'         | 4'        | 4'         | 4'           | 4'            | 4'              | 4'               |
| 70  | 3.5'       | 5'          | 49.5'     | 4'         | 4'        | 4'         | 4'           | 4'            | 4'              | 4'               |
| 71  | 3.5'       | 5'          | 13.8'     | 4'         | 4'        | 4'         | 4'           | 4'            | 4'              | 4'               |
| 72  | 3.5'       | 5'          | 13.8'     | 4'         | 4'        | 4'         | 4'           | 4'            | 4'              | 4'               |
| 73  | 3.5'       | 5'          | 13.8'     | 4'         | 4'        | 4'         | 4'           | 4'            | 4'              | 4'               |
| 74  | 3.5'       | 5'          | 13.8'     | 4'         | 4'        | 4'         | 4'           | 4'            | 4'              | 4'               |
| 75  | 3.5'       | 5'          | 13.8'     | 4'         | 2'        | 4'         | 4'           | 4'            | 4'              | 4'               |
| 76  | 3.5'       | 5'          | 13.8'     | 4'         | 4'        | 4'         | 4'           | 4'            | 4'              | 4'               |
| 77  | 3.5'       | 5'          | 13.8'     | 4'         | 4'        | 4'         | 4'           | 4'            | 4'              | 4'               |
| 78  | 3.5'       | 5'          | 13.8'     | 4'         | 4'        | 4'         | 4'           | 4'            | 4'              | 4'               |
| 79  | 3.5'       | 5'          | 13.8'     | 4'         | 4'        | 4'         | 4'           | 4'            | 4'              | 4'               |
| 80  | 3.5'       | 5'          | 13.8'     | 5'         | 6' MIN    | 4'         | 4'           | 4'            | 4'              | 4'               |
| 81  | 3.5'       | 5'          | 13.8'     | 4'         | 5'        | 5.7' MIN   | 4'           | 4'            | 4'              | 4'               |
| 82  | 3.5'       | 5'          | 13.8'     | 4'         | 4'        | 4'         | 4'           | 4'            | 4'              | 4'               |
| 83  | 3.5'       | 5'          | 13.8'     | 4'         | 4'        | 4'         | 4'           | 4'            | 4'              | 4'               |
| 84  | 3.5'       | 5'          | 13.8'     | 4'         | 4'        | 4'         | 4'           | 4'            | 4'              | 4'               |
| 85  | 3.5'       | 5'          | 13.8'     | 4'         | 2'        | 4'         | 4'           | 4'            | 4'              | 4'               |
| 86  | 3.5'       | 5'          | 13.8'     | 4'         | 4'        | 4'         | 4'           | 4'            | 4'              | 4'               |
| 87  | 3.5'       | 5'          | 13.8'     | 4'         | 4'        | 4'         | 4'           | 4'            | 4'              | 4'               |
| 88  | 3.5'       | 5'          | 13.8'     | 4'         | 4'        | 4'         | 4'           | 4'            | 4'              | 4'               |
| 89  | 3.5'       | 5'          | 13.8'     | 4'         | 4'        | 4'         | 4'           | 4'            | 4'              | 4'               |
| 90  | 3.5'       | 5'          | 13.8'     | 5'         | 5.7' MIN  | 4'         | 4'           | 4'            | 4'              | 4'               |

CHASE PLACE



PRELIMINARY LANDSCAPE PLAN  
SCALE: 1"=40'-0"



TREE LEGEND

| PLANT SYMBOL | RECOMMENDED TREE                                |
|--------------|---|
|              | 1. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.)  |
|              | 2. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.)  |
|              | 3. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.)  |
|              | 4. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.)  |
|              | 5. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.)  |
|              | 6. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.)  |
|              | 7. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.)  |
|              | 8. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.)  |
|              | 9. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.)  |
|              | 10. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.) |
|              | 11. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.) |
|              | 12. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.) |
|              | 13. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.) |
|              | 14. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.) |
|              | 15. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.) |
|              | 16. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.) |
|              | 17. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.) |
|              | 18. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.) |
|              | 19. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.) |
|              | 20. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.) |
|              | 21. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.) |
|              | 22. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.) |
|              | 23. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.) |
|              | 24. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.) |
|              | 25. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.) |
|              | 26. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.) |
|              | 27. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.) |
|              | 28. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.) |
|              | 29. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.) |
|              | 30. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.) |
|              | 31. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.) |
|              | 32. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.) |
|              | 33. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.) |
|              | 34. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.) |

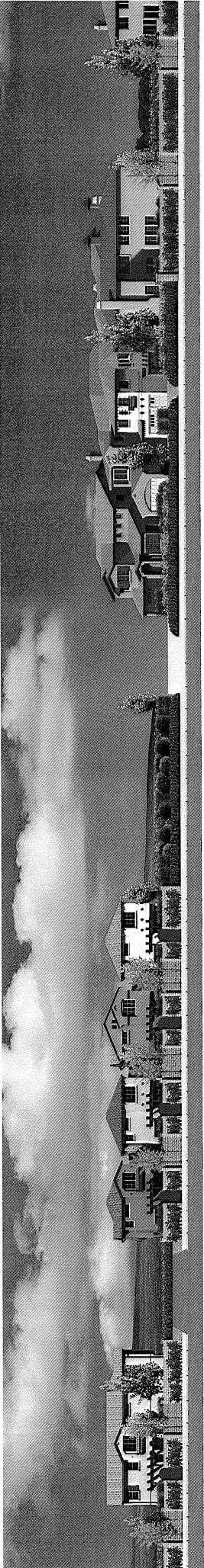
SHRUB, VINE, & GROUNDCOVER LEGEND

| SYMBOL | RECOMMENDED SHRUB, VINE, & GROUNDCOVER          |
|--------|---|
|        | 1. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.)  |
|        | 2. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.)  |
|        | 3. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.)  |
|        | 4. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.)  |
|        | 5. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.)  |
|        | 6. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.)  |
|        | 7. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.)  |
|        | 8. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.)  |
|        | 9. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.)  |
|        | 10. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.) |
|        | 11. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.) |
|        | 12. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.) |
|        | 13. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.) |
|        | 14. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.) |
|        | 15. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.) |
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|        | 28. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.) |
|        | 29. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.) |
|        | 30. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.) |
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|        | 32. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.) |
|        | 33. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.) |
|        | 34. ADONISDAKIA, 'VIRID' (10' x 10' @ 10' DIA.) |

|   |   |   |
|---|---|---|
| SHEET TITLE:<br>PRELIMINARY LANDSCAPE PLAN<br>P-L | PROJECT:<br>FALLBROOK VILLAGE<br>90 SINGLE FAMILY HOMES<br>FALLBROOK<br>LOS ANGELES, CA.                                      | OWNER:<br>CALIFORNIA HOME BUILDERS<br>21510 ROSCOE BLVD.<br>CANOGA PARK, CA.<br>818.999.9979 fax 818.888.1368 |
|   | SUSAN E. MEDOWEN<br>LANDSCAPE ARCHITECTURE, INC.<br>10270 BIRCH OAK LANE<br>CANYON, CA 91301<br>818.999.9979 fax 818.888.1368 |   |







Lot# 61      Lot# 62      Lot# 63      Lot# 64      Lot# 65      Lot# 5      Lot# 4      Lot# 3      Lot# 2      Lot# 1      Lot# 25

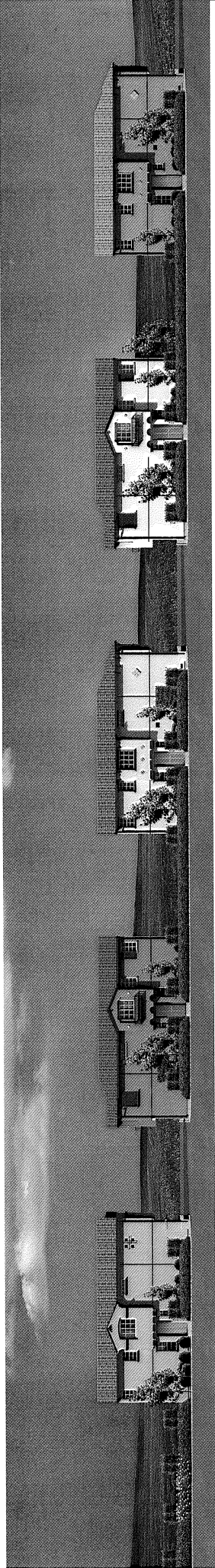
Fallbrook Avenue (looking Northeast)



Lot# 59      Lot# 58      Lot# 57      Lot# 56      Lot# 55      Lot# 54      Lot# 53      Lot# 52      Lot# 51      Lot# 50      Lot# 49

Small Lot Internal Drive (looking West)





Lot#70

Lot# 71

Lot# 80

Lot# 81

Lot# 90

"B" Drive (looking West)



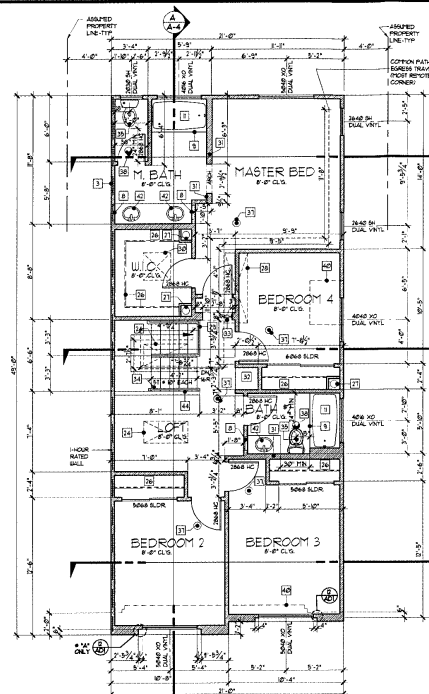
Lot# 12      Lot# 11      Lot# 10      Lot# 9      Lot# 8      Lot# 7      Lot# 6      Lot# 5      Lot# 4      Lot# 3      Lot# 2

"B" Drive (Looking East)

 INDICATES DROPPED CEILING  
# 8'-0" AFF.

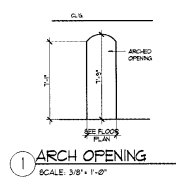
FLOOR PLAN KEYNOTES:

- 1 CEILING AREA (21' 11" x 6' 0") SCREENED 4 Louvered
- 2 CORNER VENTS 12" X 12" X 6" SCREENED 4 Louvered
- 3 5/8" TYP "X" FREELY AIR FLOW 1 HOUR RATED WALL CONSTRUCTION
- 4 2x4 JAMB (TYP)
- 5 GLASS BATTERY BATTERY MOUNTED ON TOP PLATEFORM - VERIFY EFFICIENCY IN TITLE 24 - SEE SHT. FOR MORE EFFICIENCY
- 6 UPPER CABINET
- 7 BURN TIME 70" GYP. DR. TAPE AND STAGGER JOINTS
- 8 FLOOR FLOOR TO ROOF BATHING AT FLOOR
- 9 ALL WALLS SUPPORTING 2ND FLOOR
- 10 2x4 JAMB (TYP)
- 11 CEILING AND WALL OF FLOOR ABOVE CORN TO ROOF SHEATHING
- 12 FIBERGLASS CABINET
- 13 BATTERY-RESISTANT ENCLOSURE - 700-5000
- 14 NOT IN USE
- 15 700-5000 - 800" X 600" PLYWOOD PERFORATED OVERLAYS OF 4" BATTERY
- 16 BATTERY 4" X 600" PLYWOOD (NOT IMPROVED)
- 17 NOT IN USE
- 18 PAINTED 3x6 INCHES
- 19 DRY-WALL
- 20 DOUBLE BUNK W/ GARAGE DISPOSAL
- 21 FLOOR IN RANGEOVER (3RD FLOOR)
- 22 6" X 6" WOOD CORNER ABOVE OVERHANG
- 23 REFRIGERATOR SPACE W/ REFRIGERATOR
- 24 2x4 JAMB (TYP) 2x4 JAMB (TYP) 2x4 JAMB (TYP)
- 25 2x4 JAMB (TYP) 2x4 JAMB (TYP) 2x4 JAMB (TYP)
- 26 2x4 JAMB (TYP) 2x4 JAMB (TYP) 2x4 JAMB (TYP)
- 27 DRYER SPACE
- 28 WARMER SPACE
- 29 DRYER VENT
- 30 2x4 JAMB (TYP) 2x4 JAMB (TYP) 2x4 JAMB (TYP)
- 31 1/2" X 1/2" X 1/2" BOLT (TYP) 1/2" X 1/2" X 1/2" BOLT (TYP)
- 32 1/2" X 1/2" X 1/2" BOLT (TYP) 1/2" X 1/2" X 1/2" BOLT (TYP)
- 33 1/2" X 1/2" X 1/2" BOLT (TYP) 1/2" X 1/2" X 1/2" BOLT (TYP)
- 34 1/2" X 1/2" X 1/2" BOLT (TYP) 1/2" X 1/2" X 1/2" BOLT (TYP)
- 35 1/2" X 1/2" X 1/2" BOLT (TYP) 1/2" X 1/2" X 1/2" BOLT (TYP)
- 36 1/2" X 1/2" X 1/2" BOLT (TYP) 1/2" X 1/2" X 1/2" BOLT (TYP)
- 37 DUCT GAMMA
- 38 FLOOR AT ABOVE PROVIDE PLASTER 5/8" LATH 1/2" X 1/2" X 1/2" BOLT (TYP)
- 39 47" HIGH GUARDRAIL
- 40 47" HIGH GUARDRAIL
- 41 47" HIGH GUARDRAIL
- 42 2x4 STUD WALL
- 43 LINEN - 5/8" LINEN CABINET JAMB
- 44 0" DR. ARCHED OPENING-SEE DETAIL 2 - THE SHEET
- 45 HORIZONTAL AT STAIRS
- 46 WATER CLOSET - 1/2" X 1/2" X 1/2" BOLT (TYP)
- 47 1/2" X 1/2" X 1/2" BOLT (TYP)
- 48 1/2" X 1/2" X 1/2" BOLT (TYP)
- 49 1/2" X 1/2" X 1/2" BOLT (TYP)
- 50 1/2" X 1/2" X 1/2" BOLT (TYP)
- 51 1/2" X 1/2" X 1/2" BOLT (TYP)
- 52 1/2" X 1/2" X 1/2" BOLT (TYP)
- 53 1/2" X 1/2" X 1/2" BOLT (TYP)
- 54 1/2" X 1/2" X 1/2" BOLT (TYP)
- 55 1/2" X 1/2" X 1/2" BOLT (TYP)
- 56 1/2" X 1/2" X 1/2" BOLT (TYP)
- 57 1/2" X 1/2" X 1/2" BOLT (TYP)
- 58 1/2" X 1/2" X 1/2" BOLT (TYP)
- 59 1/2" X 1/2" X 1/2" BOLT (TYP)
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- 62 1/2" X 1/2" X 1/2" BOLT (TYP)
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- 97 1/2" X 1/2" X 1/2" BOLT (TYP)
- 98 1/2" X 1/2" X 1/2" BOLT (TYP)
- 99 1/2" X 1/2" X 1/2" BOLT (TYP)
- 100 1/2" X 1/2" X 1/2" BOLT (TYP)

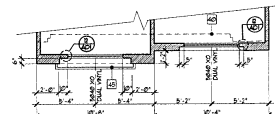


SECOND FLOOR

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

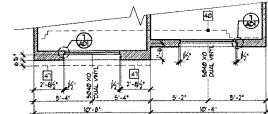


1 ARCH OPENING  
SCALE: 3/8" = 1'-0"



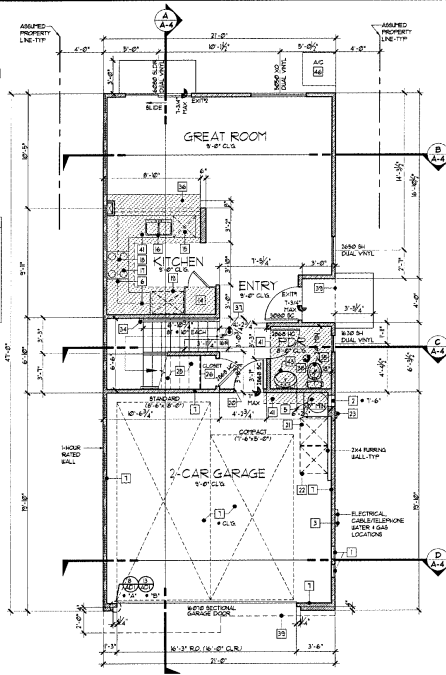
SECOND FLOOR ELEV. "B"

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



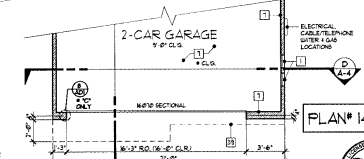
SECOND FLOOR ELEV. "C"

SCALE: 14"x17"-0



FIRST FLOOR

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



FIRST FLOOR ELEV. "C"

SC-41 E, 146°E, 7.4°N

FOR CONSTRUCTION

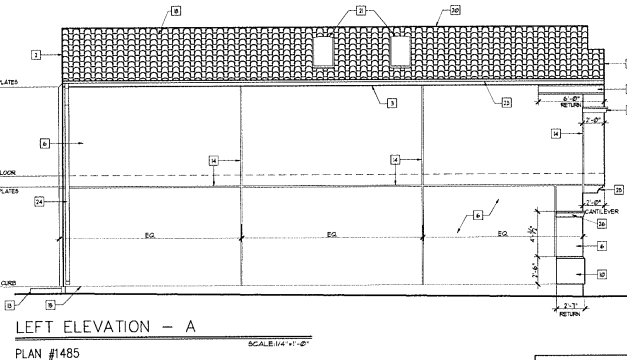
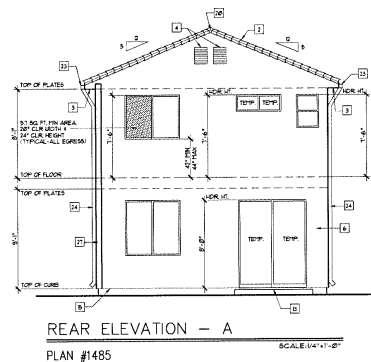
DEVELOPER  
**CALIFORNIA HOME BUILDERS**  
21510 ROSCOE BLVD., CANOGA PARK, CA  
(818) 925-9575 FAX (818) 886-1548

PROJECT NAME: **PLAN# 1485**  
**DETACHED SINGLE FAMILY HOMES**

|                        |            |
|------------------------|------------|
| PLAN #485 / FLOOR PLAN | REVISIONS: |
| DRAWN: RKS.            | 06/7/00    |
| DATE: 10/15/09         | 08/29/01   |
| PLAN CHK: 12/16/10     | 11/20/11   |
| PERMIT:                |            |

**KEN STOCKTON  
ARCHITECT**  
1004 ROAD, #101, S.W., CALLEJAS, CA 94008  
(415) 868-3443 FAX: (415) 868-3604

SHEET NO.  
A-2  
PLAN # 1485

[illegible]

ELEV. "A"



A-6  
PLAN #485

PROJECT NAME:  
DETACHED SINGLE FAMILY HOMES

PLAN # 1485

DEVELOPER:  
CALIFORNIA HOME BUILDERS  
7510 ROSCOE BLVD., CANOGA PARK CA  
781 999-9979 FAX: (818) 888-1044

PERMIT:  
13-00-01

PLAN CHECK:  
08/15/2015

DATE:  
03/10/15

REVISIONS:

PROJECT:  
KEN STOCKTON

ARCHITECT:  
10300 N. ALVARADO BLVD. FORT MCDOWELL CALIFORNIA 91307  
(818) 888-5443 FAX: (818) 888-5404

SHEET NO.  
A-8

PLAN # 1485

PLAN # 1485  
ELEV. "C"

RIGHT ELEVATION - C  
PLAN #1485  
SCALE 1/4" = 1'-0"

LEFT ELEVATION - C  
PLAN #1485  
SCALE 1/4" = 1'-0"

FRONT ELEVATION - C  
PLAN #1485  
SCALE 1/4" = 1'-0"

REAR ELEVATION - C  
PLAN #1485  
SCALE 1/4" = 1'-0"

ELEVATION KEYNOTES:

1. 2X4 SIPSER SILL & EXPOSED SILL  
IF 2X4 EXPOSED FINISH IS BRN

2. 2X4 SHIMMER BOARD & BRN SILL

3. 2X4 SIPSER SILL & EXPOSED SILL

4. 2X4 SIPSER SILL & EXPOSED SILL

5. 2X4 SIPSER SILL & EXPOSED SILL

6. 2X4 SIPSER SILL & EXPOSED SILL

7. 2X4 SIPSER SILL & EXPOSED SILL

8. 2X4 SIPSER SILL & EXPOSED SILL

9. 2X4 SIPSER SILL & EXPOSED SILL

10. 2X4 SIPSER SILL & EXPOSED SILL

11. 2X4 SIPSER SILL & EXPOSED SILL

12. 2X4 SIPSER SILL & EXPOSED SILL

13. 2X4 SIPSER SILL & EXPOSED SILL

14. 2X4 SIPSER SILL & EXPOSED SILL

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99. 2X4 SIPSER SILL & EXPOSED SILL

100. 2X4 SIPSER SILL & EXPOSED SILL

PROJECT NO.  
188-000-0445 (REV. 03/10/09) 188-000-0445

ARCHITECT  
KEN STOCKTON

DRAWN  
R.K.S.

DATE  
03/10/09

REVISIONS

NO. 1

PROJECT NAME  
DETACHED SINGLE FAMILY HOMES

PLAN #1485

DEVELOPER  
CALIFORNIA HOME BUILDERS

7150 ROSCOE BLVD., CANOGA PARK, CA 91304-5573 Tel: (818) 888-1048

SHEET NO.  
**A-6**

PLAN #1485

FOR CONSTRUCTION

ENHANCED ELEV.

PLAN #1485

ENHANCED RIGHT ELEVATION - C

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

PLAN #1485

ENHANCED REAR ELEVATION - C

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

PLAN #1485

ENHANCED RIGHT ELEVATION - B

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

PLAN #1485

ENHANCED REAR ELEVATION - B

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

PLAN #1485

ENHANCED RIGHT ELEVATION - A

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

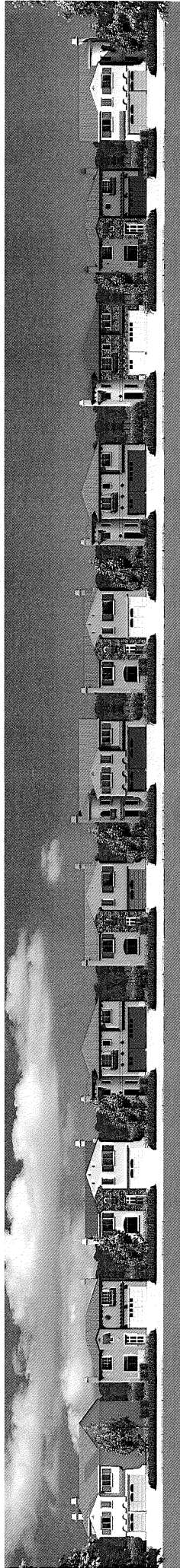
PLAN #1485

ENHANCED REAR ELEVATION - A

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

PLAN #1485





Lot# 23

Lot# 22

Lot# 21

Lot# 20

Lot# 19

Lot# 18

Lot# 17

Lot# 16

Lot# 15

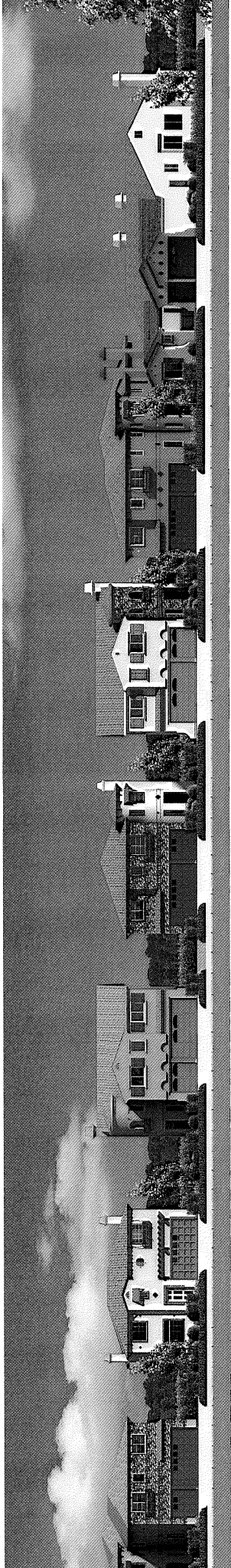
Lot# 14

Lot# 13

"A" Drive (looking West)

EXHIBIT P 2





Lot# 42

Lot# 41

Lot# 40

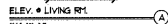
Lot# 39

Lot# 38

Lot# 37

Lot# 36

"C" Lane (looking North)

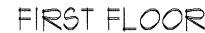
[illegible][illegible]

- [illegible]

SCALE:  $1/4^{\circ} \times 1^{\circ}$ 

SECOND FLOOR: 1,454 SQ. FT.

|                      |                 |
|----------------------|-----------------|
| GROSS AREA           | + 2,858 SQ. FT. |
| AREA OF EXT. WALLS   | + 135 SQ. FT.   |
| BLDG CODE AREA       | + 2,723 SQ. FT. |
| AREA OF STAIRWAY     | + 50 SQ. FT.    |
| AREA W/ 8' 14" CLYS  | + 35 SQ. FT.    |
| GARAGE               | + 458 SQ. FT.   |
| GARAGE EXEMPT (-400) | + 50 SQ. FT.    |
| ZONING CODE AREA     | + 2,796 SQ. FT. |

SCALE:  $V_4 \times 10^4$ 

FIRST FLOOR • 1286 SQ. FT.  
SECOND FLOOR • 1404 SQ. FT.



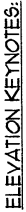
ACallE: lastx, 1x, dr

ELEVATION 7

## PLAN CHECK SET



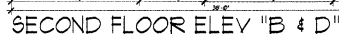
|   |   |   |  |
|---|---|---|--|
| <b>PLAN # 2600</b><br><b>FLAN # 2600</b>  |   | <b>PROJECT NAME</b><br><b>2-STORY SINGLE FAMILY</b>   |  |
| <b>PLAN # 2600 FLOOR PLANS</b>  |   | <b>DEVELOPER</b><br><b>CALIFORNIA HOME BUILDERS</b><br>1500 ROSCOE BLVD, CANOSA PARK, CA<br>90709-9919 FAX (800) 662-3644 |  |
| <b>DRAWN R.E.S.</b><br><b>REVISIONS:</b>  | <b>DATE</b> 07/05/91<br><b>BY</b> J.C.M.<br><b>FOR</b> P.E.T. |   |  |
| <b>KEN STOCKTON</b><br><b>ARCHITECTS INC</b><br>3440 E. 54TH AVE., SUITE 300<br>DENVER, CO 80224<br>(303) 752-9400 FAX (303) 752-9404 |   |   |  |
| <b>5-SHEET</b><br><b>FLAN # 2600</b>  |   |   |  |



- [illegible]

[illegible]

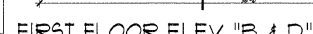
SECOND FLOOR- ELEV A & C



SECOND FLOOR ELEV "B & D"



FIRST FLOOR- ELEV A & C



FIRST FLOOR ELEV "B & D"



SHEET NO.  
**A-2**  
PLAN 3/100



FOR CONSTRUCTION

**A5.1**  
PLAN 1002

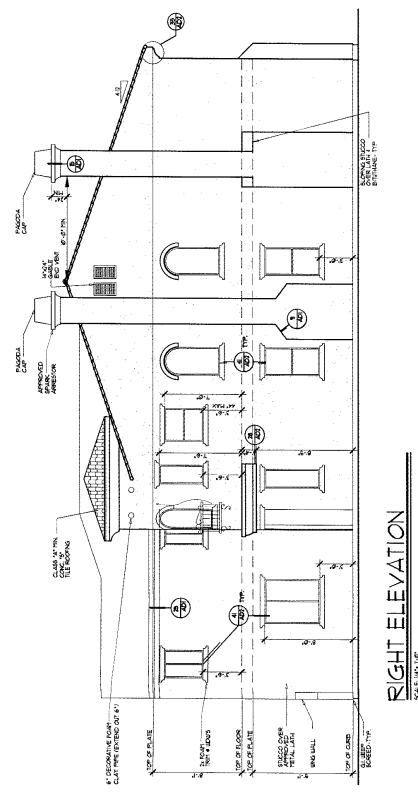
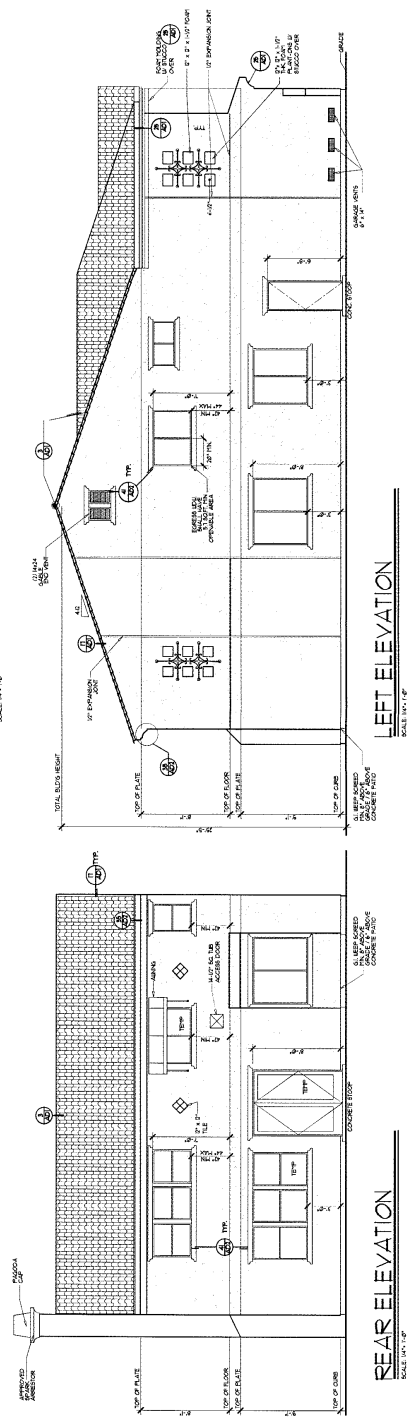
**KEN STOCKTON**  
ARCHITECTS, INC.  
1000 16th St., Suite 100  
San Francisco, CA 94103  
(415) 774-1000

|              |                                 |
|--------------|---------------------------------|
| PROJECT NAME | EXTERIOR ELEVATION "A" ENHANCED |
| DATE         | 05/22/07                        |
| DESIGNER     | RKS                             |
| REVISIONS    |                                 |
| PLANNING     |                                 |
| PERMIT       |                                 |

**PLAN #3102**  
SINGLE FAMILY HOUSES

DEVELOPER  
**CALIFORNIA HOME BUILDERS**  
2500 ROSSCIE BLVD. CANYON PARK, CA  
(916) 593-9773 Fax: (916) 593-0416

ELEVATION "A"  
ENHANCED





FOR CONSTRUCTION

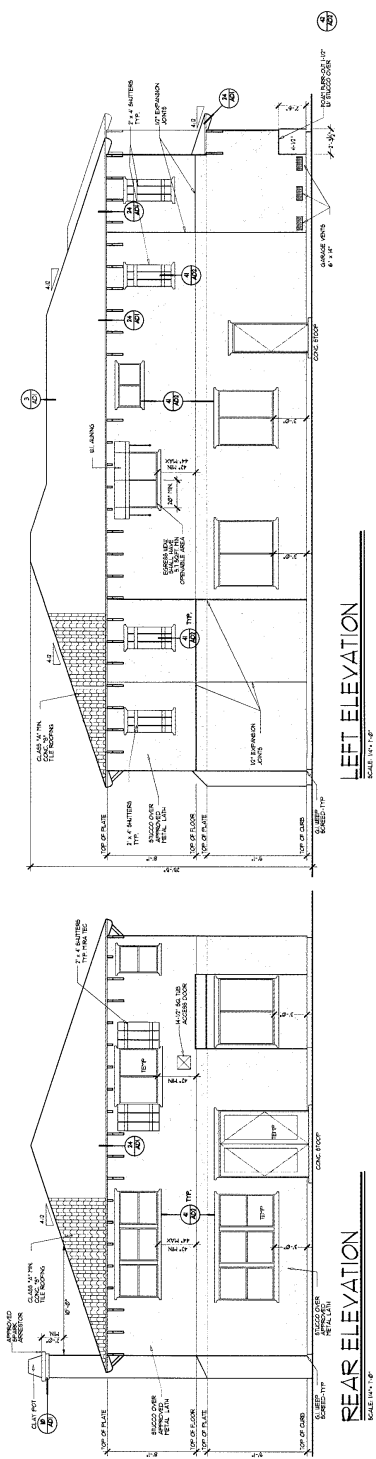
**A6.1**  
PLAN 500

**KEN STOCKTON**  
ARCHITECTS INC.  
1000 10th St., Suite 100  
San Francisco, CA 94103  
Tel: 415.398.1000  
Fax: 415.398.1001  
www.kstockton.com

PROJECT NAME: EXTERIOR ELEVATION "B" ENHANCED  
DATE: 09/20/10  
DRAWN BY: KCS  
CHECKED BY: KCS  
PROJECT NO: 1000000000

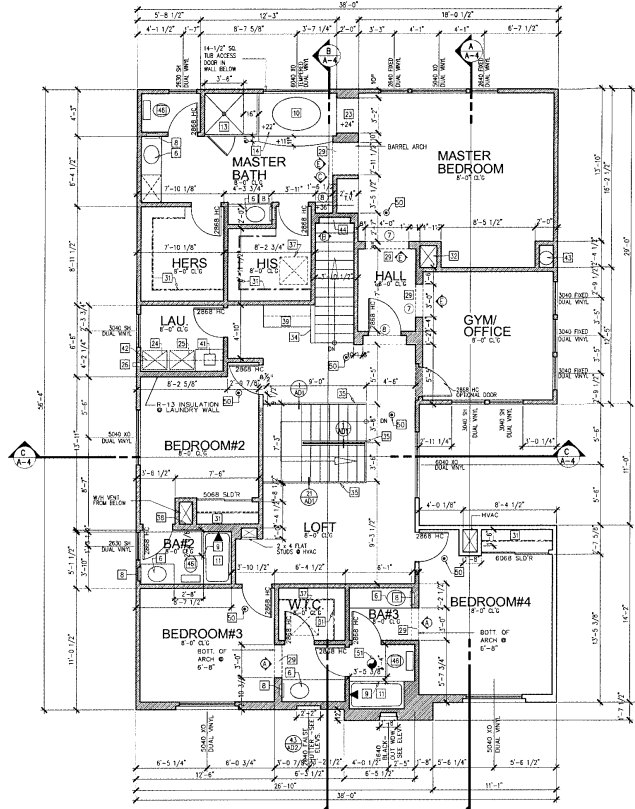
PROJECT NAME: SINGLE FAMILY HOUSES  
PLAN #3100  
DEVELOPER: CALIFORNIA HOME BUILDERS  
1510 ROSBORO BLVD. CANOGA PARK, CA  
714.709.9979 Fax: 714.709.9948

ELEVATION "B"  
ENHANCED



# FLOOR PLAN KEYNOTES:

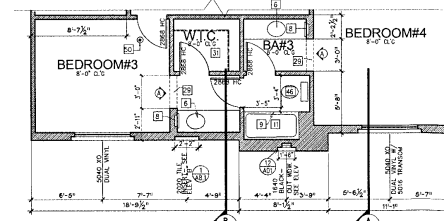
- NOT IN USE
- COMBUSTION AIR VENT: (2) 14" LOW G.I. SCREENED
- PIPE SUMMER: 3" X 3'-0" HIGH GALV. FILLED WITH CONCRETE.
- 2ND JAMBS (TYP.)
- W/4 ON 18" HIGH PLATFORM STRAP TO WALL. VENT TO OUTSIDE AIR THRU EXT. WALL
- LAVATORY SINK & FAUCET
- 5/8" TYPE "X" CYP. BD. TAPE AND STAGGER JOINTS
  - FROM FLOOR TO ROOF SHEATHING AT ALL WALLS ADJACENT TO HOUSE
  - ALL WALLS SUPPORTING 2ND FLOOR OVER GARAGE
  - CEILING AND WALL OF FLOOR ABOVE CONT. TO ROOF SHEATHING
- 1/2" TYPE "X" CYP. BD. AT ALL OTHER AREAS
- MEDICINE CABINET
- SHATTER RESISTANT ENCLOSURE
- TUB 30" X 60" OVAL
- TUB 32" X 60" TUB W/ C/FRAM. TILE MANGEST 70" MIN. HEIGHT ABOVE TUB
- 32" SINKIT @ KITCHEN (6'-0" CLG' HEIGHT)
- SHOWER: 42" X 42" HOT WORKED 2 X 12 BLOCKING TILE SHOWER PAN (3)-2 X 4 PLATES FOR CURB
- TUB DECK: TILE 0/1/5/8"
- EXTERIOR GRADE PLYWOOD
- SEAT: TILE AT 22" OVER CEMENT FLOAT
- PANTRY W/ SHELVE (5 SHELFS)
- DISHWASHER UNIT
- DOUBLE SINK W/ GARBAGE DISPOSAL
- 30" CLK. SPACE FOR DBL. OVEN
- COOK-TOP W/ MICROWAVE/ HOOD VENT TO OUTSIDE AIR
- REFRIGERATOR SPACE: 1/2" RECESSED STUB-OUT FOR ICE MAKER - 30" W/4 C/FRAM.
- FURNACE: FACTORY BUILT 40" METAL SUPERIOR MODEL # C/FR-30 (4)-27" BLOCKING STANDARDS (VERIFY W/ BUILDER)
- FACTORY BUILT 38" METAL 2-SIDED GAS FURNACE UNIT - 1/2" APPROVED & LABELED (VERIFY W/ BUILDER)
- DRYER SPACE
- WASHER SPACE W/ SINKY PAN & DRAIN (WHEN ON 2ND FLOOR)
- DRYER VENT
- NOT IN USE
- NOT IN USE
- NOT IN USE
- CYP. BD. ARCH OPENING SEE PLAN FOR TYPE (SEE DETAILS)
- 5/8" TYPE "X" CYP. BD. WALLS & CEILING AT USABLE SPACE UNDER STAIRS
- SHELF & FOLE
- DUCT CHASE
- FALL IN: ATTIC: PROVIDE PLATFORM: F.G. LIGHT & SWITCH. VENT TO OUTSIDE AIR THRU ROOF SEE DETAILS
- LOW WALL 42" AFF
- GUARDRAIL 2'-4" AFF
- SHELF 9'-1" AFF. 1/2" CYP. BD. 0/1/5/8" PLYWOOD
- ATTIC ACCESS: 30" X 30"
- 2ND STUD WALL
- LINE
- FULL HEIGHT LINE
- LAUNDRY SINK SET IN CABINET
- CABINETS ABOVE WASHER & DRYER
- FIREPLACE FLUE FROM DELO
- NICHE - SEE DETAIL 1 THIS SHEET
- HANDRAIL AT STAIR
- WATER CLOSET: LOW CONSUMPTION PER ORDINANCE 163.004
- HT. WIDE TRASH COMPACTOR
- NOT IN USE
- MICROWAVE/ HOOD COMBINATION ABOVE COOKTOP
- SMOKE DETECTOR HAND-WIRED W/ BATTERY BACK-UP AND LOW BATTERY SIGNAL
- EXHAUST FAN-W/4. 5-AIR CHANGES PER HOUR.



SECOND FLOOR PLAN- ELEV "A & C"

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

- ## STANDARD PLAN NOTES:
1. USAGE OF STANDARD PLAN IS LIMITED TO PLANS SUBMITTED FOR CHECKING BY THE VAN NUYS DISTRICT OFFICE ONLY.
  2. PLAN CHECK IS LIMITED TO ARCHITECTURAL & STRUCTURAL PLANS REVIEWED USING THE 2003 CITY OF VAN NUYS CODE, ADDED BY THE 2005 ORD. & THE 1997 JBC.
  3. CONFORM WITH REQUIREMENTS OF PART 6, TITLE 24 - CALIF. ENERGY CODE IN EFFECT OCTOBER 1, 2005.
  4. SEE CONDITIONS BELOW AS NEW INFO AREA & SHOWING HAZARDOUS CHARACTERISTICS TO BE DESIGNED FOR WORK CASES.
  5. SEE PLAN CHECK WITH THE LOCAL DESCRIPTION, ZONING, WITHIN ZONES, SITE DRAINAGE & GRADING ISSUES.



PARTIAL ELEV "B & D" FLOOR PLAN

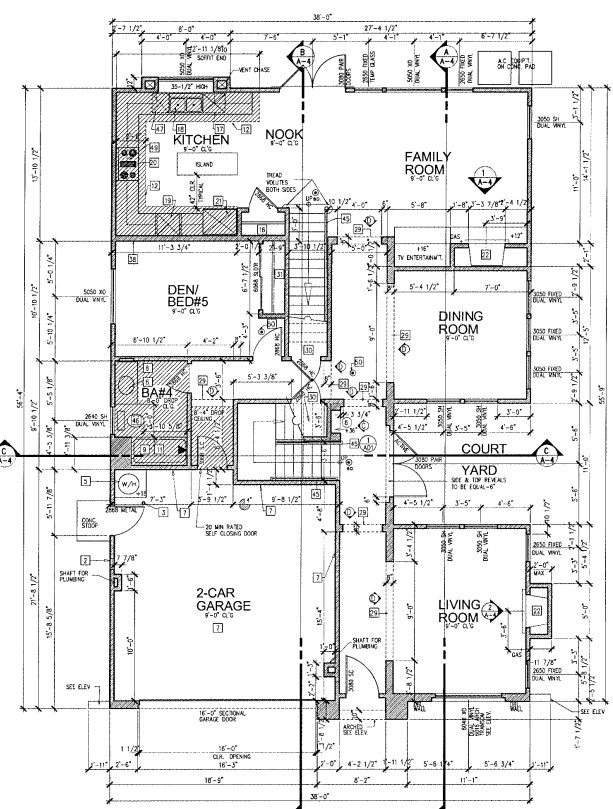
### FLOOR AREA

|                   |   |               |
|-------------------|---|---------------|
| FIRST FLOOR       | = | 1,550 SQ. FT. |
| SECOND FLOOR      | = | 1,802 SQ. FT. |
| TOTAL             | = | 3,452 SQ. FT. |
| GARAGE AREA       | = | 439 SQ. FT.   |
| TOTAL BLDG'S AREA | = | 3,891 SQ. FT. |

==ALL ARCHES TO BE 7'-1" UNLESS OTHERWISE NOTED

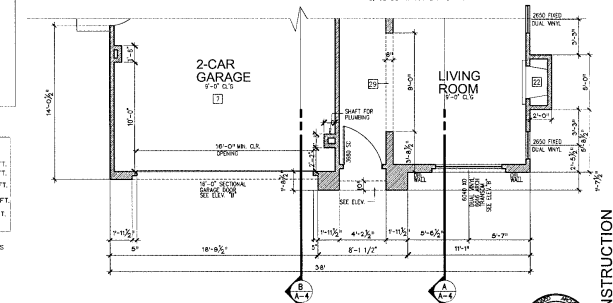
==FIREPLACE CAPS-SEE BUILDER FOR DESIGN

FLOOR AREA SUMMARY:  
 OPENED 9-3 AREA= 3,452 SQ. FT.  
 AREA OF EXIST. WALLS = 200 SQ. FT.  
 BLDG CODE AREA= 3,250 SQ. FT.  
 AREA OF STAIRWAYS= 103 SQ. FT.  
 ZONING CODE AREA= 3,147 SQ. FT.



FIRST FLOOR PLAN- ELEV "A & C"

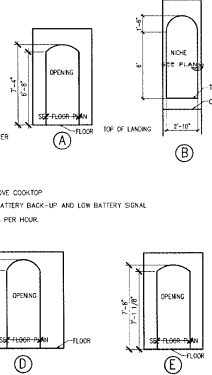
SCALE: 1/4" = 1'-0"



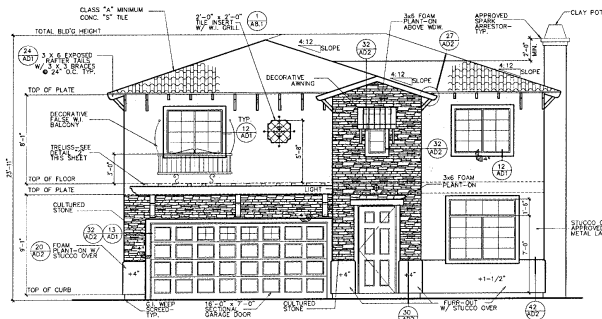
PARTIAL ELEV "B & D" FLOOR PLAN

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

① NICHE ELEVATIONS @ STAIRS

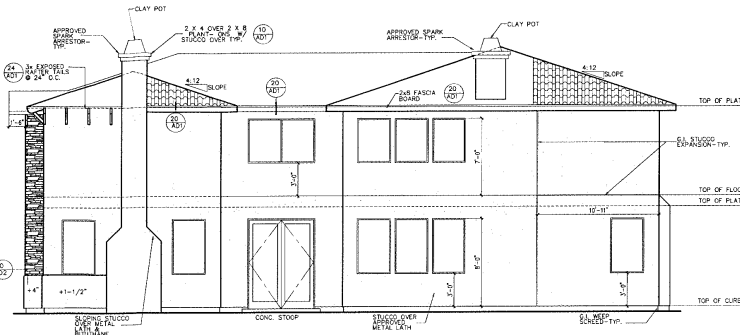


|  |  |  |          |
|--|--|--|----------|
| PROJECT NAME   |  | L.A. CITY STANDARD PLAN<br>"PLAN 3500"   |          |
| PROJECT NO.  |  | CALIFORNIA HOME BUILDERS<br>8071 RIVINGTON STREET<br>CANA CA, CA 91604<br>(818) 299-8878 |          |
| PROJECT NAME   |  | PLAN # 3500<br>SINGLE-FAMILY 2-STORY RESIDENCE   |          |
| DESIGNED BY  | DATE                                   | REVISIONS  | DATE     |
| KEN STOCKTON   | 5/10/05                                | 1. REVISED   | 4/14/05  |
| ARCHITECT  | 5/10/05                                | 2. REVISED   | 4/14/05  |
| 2000 S. GARDEN AVENUE, SUITE 100<br>P.O. BOX 880-880 | 5/10/05                                | 3. REVISED   | 10/22/05 |
| FOR CONSTRUCTION                                     | SHEET NO.<br><b>A-2</b><br>PLAN # 3500 |  |          |



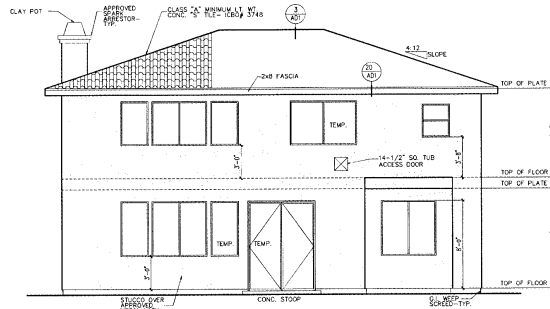
**FRONT ELEVATION-"D"**

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



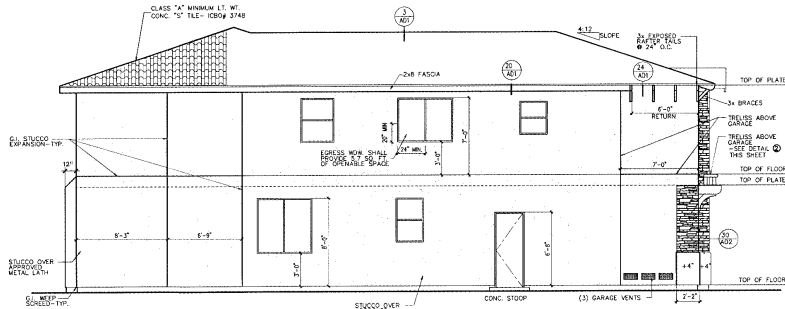
**RIGHT ELEVATION-"D"**

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



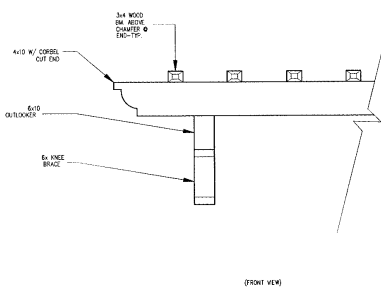
**REAR ELEVATION-"D"**

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

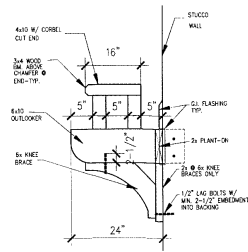


**LEFT ELEVATION-"D"**

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



(FRONT VIEW)



(SIDE VIEW)

**② TRELLIS @ GARAGE**  
(NO SCALE)

ELEVATION-"D"  
STANDARD

FOR CONSTRUCTION



L.A. CITY STANDARD PLAN  
"PLAN 3500"

CALIFORNIA HOME BUILDERS  
2015 BUREAU OF STANDARDS  
COUNCIL ON CALIFORNIA HOUSING  
(916) 899-8875

PROJECT NAME:  
PRJ. NAME: 3500  
2-STORY SINGLE FAMILY RESIDENCE

| ELEVATION PLAN-D | DATE     | BY       | CHK      |
|------------------|----------|----------|----------|
| FRONT            | 01/14/20 | 01/14/20 | 01/14/20 |
| REAR             | 01/14/20 | 01/14/20 | 01/14/20 |
| RIGHT            | 01/14/20 | 01/14/20 | 01/14/20 |
| LEFT             | 01/14/20 | 01/14/20 | 01/14/20 |

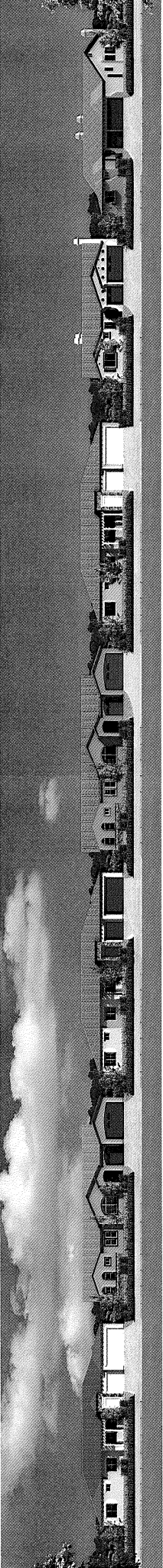
KEN STOCKTON  
ARCHITECT  
20000 P. JESSIE BLVD. STE. 100, CARLSBAD, CA 92008  
(760) 434-1000 FAX: (760) 434-1001

SHEET NO.

**A-8**

PLAN 3500





Lot# 35

Lot# 34

Lot# 33

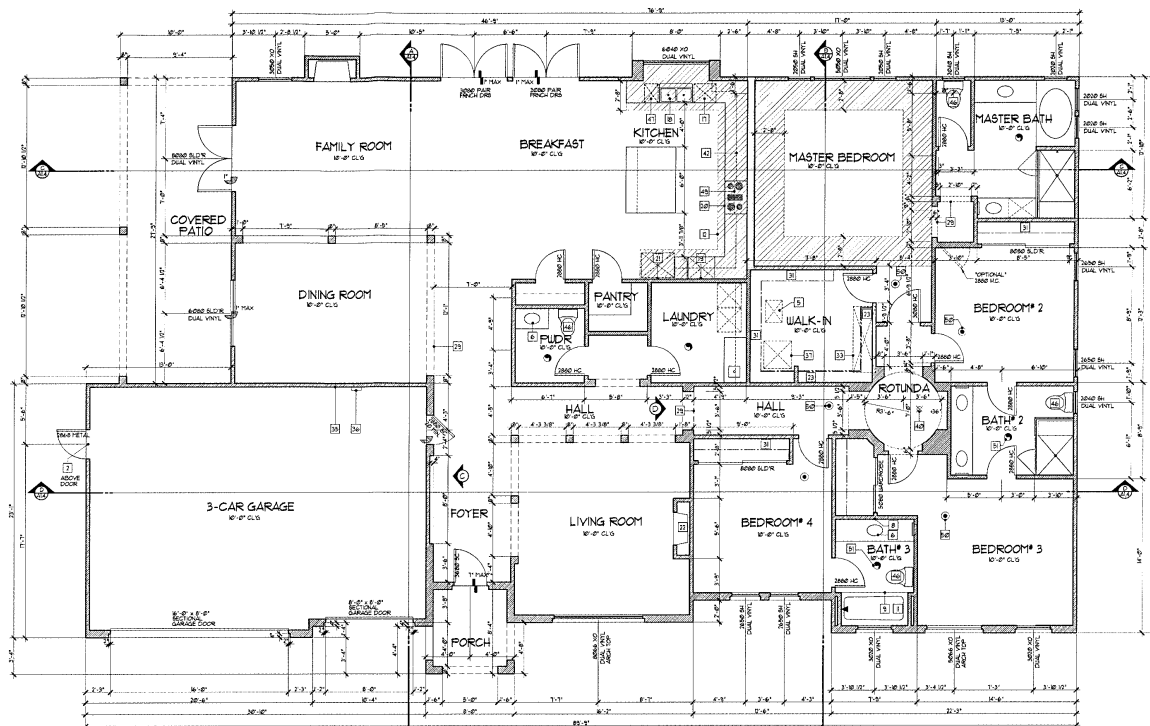
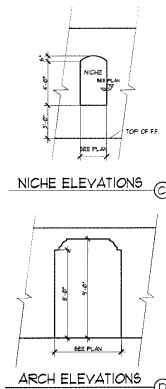
Lot# 32

Lot# 31

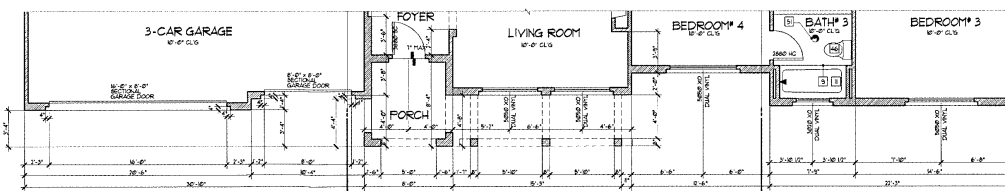
Lot# 30

Lot# 29

"A" Drive (looking East)

[illegible]

FLOOR PLAN- ELEVATION "A"



FLOOR PLAN- ELEVATION "B"

**PLAN - ELEVATION "A"**

**FLOOR AREA SUMMARY**

FLOOR AREA (DEFINED BY LINES)

(1) AREA = 3,420 SQ. FT.

(2) EXTERIOR HALLS = 450 SQ. FT.

(3) (1) FLOOR AREA = 3,206 SQ. FT.

(4) AREA = 692 SQ. FT.

(5) EXTERIOR HALLS = 550 SQ. FT.

(6) FLOOR AREA = 643 SQ. FT.

(7) AREA = 314 SQ. FT.

**B.M.O. FLOOR AREA**

FLOOR AREA (DEFINED BY LINES)

A. BLDG. CODE AREA = 3,206 SQ. FT.

B. AREA OF STAIRWAY = 8 SQ. FT.

C. AREA IN HALL = 8 SQ. FT.

D. COVERED PATIO (GROSS) = 34 SQ. FT.

E. B. ENTRY = 240 SQ. FT.

F. COVERED AREA (NET) (D) = 84 SQ. FT.

G. AREA IN HALL = 8 SQ. FT.

H. ENTRY = 400 SQ. FT.

I. GARAGE AREA (NET) (G) = 163 SQ. FT.

J. ATTIC AREA (NET) (J) = 22 SQ. FT.  $\times 1/2 = 11$  SQ. FT.

K. G.L.G. ATTIC ENTRY = 100 SQ. FT.

L. ATTIC AREA (NET) (L) = 22 SQ. FT.

M. TOTAL AREA = 3,420 SQ. FT.

BBE1 IMINARY ONI V

**KEN STOCKTON**  
ARCHITECTS, INC.

SHEET NO.

**A9.1**

DEVELOPER:  
**CALIFORNIA HOME BUILDERS**  
21510 ROSCOE BLVD., CANOGA PARK, CA  
(818) 893-9379 FAX (818) 893-1368

NAME: FALLBROOK VILLAGE  
90 SINGLE FAMILY RESIDENCES

PROJECT NAME:

|             |            |
|-------------|------------|
| 8 X 5       | REVISIONS: |
| FLOOR PLANS |            |

|           |        |
|-----------|--------|
| DRAWN:    | R.K.S. |
| DATE:     | 04/30  |
| PLAN CHK: |        |
| PERMIT:   |        |

**KEN STOCKTON**  
**ARCHITECTS, INC.**  
5500 W. AGOURA ROAD, PMB 663, CALABASAS, CA. 91302  
(818) 888-3443 FAX: (818) 888-9604

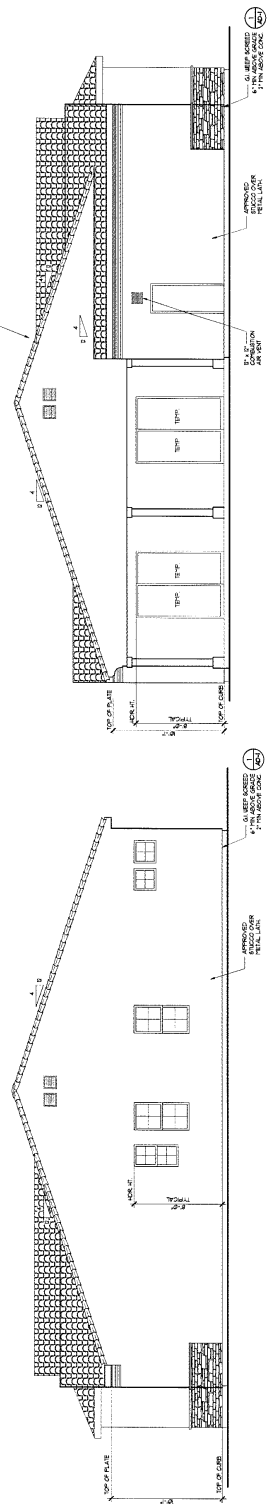


PRELIMINARY ONLY

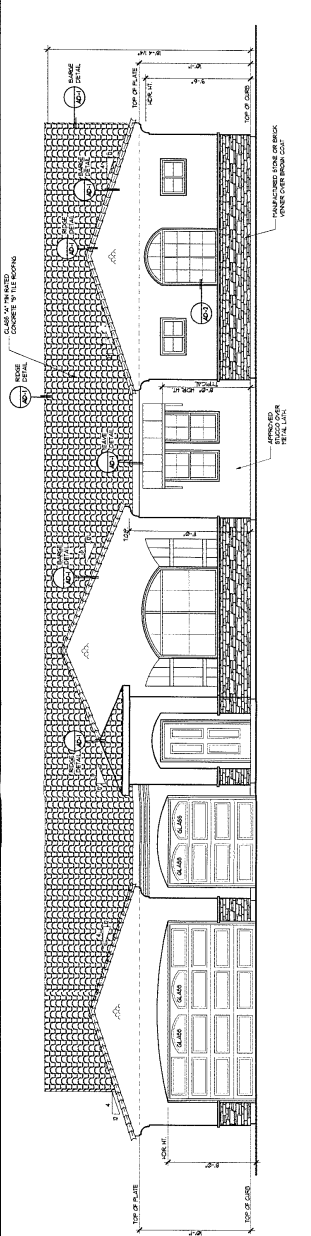
KEN STOCKTON  
ARCHITECTS, INC.  
25500 W. ADAMS BLVD., SUITE 100, CALAVERAS, CA 95008  
(916) 888-4443 FAX: (916) 888-4804

|                                    |                          |
|------------------------------------|--------------------------|
| PROJECT NAME                       | FALLBROOK VILLAGE        |
| 30 SINGLE FAMILY RESIDENCES        |                          |
| DEVELOPER                          | CALIFORNIA HOME BUILDERS |
| 1818 888-9979 FAX (916) 888-4354   |                          |
| 2150 ROSCOE BLVD., CANOGA PARK, CA |                          |
| DATE                               | 04/20/14                 |
| PLAN CHECK                         |                          |
| REVISIONS                          |                          |
| REVISIONS                          |                          |
| REVISIONS                          |                          |

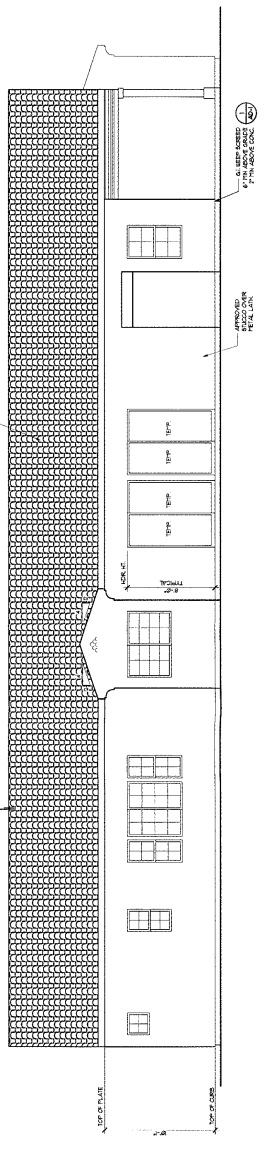
LEFT ELEVATION "A"



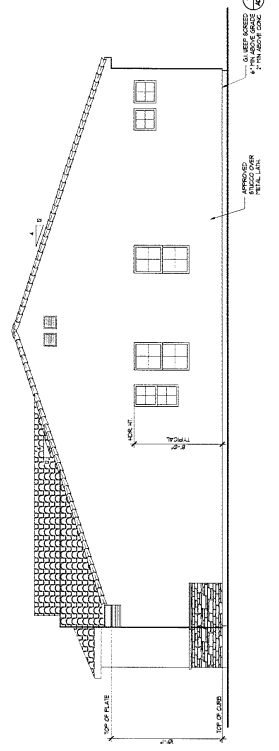
FRONT ELEVATION "A"



REAR ELEVATION "A"



RIGHT ELEVATION "A"



**A9.7**



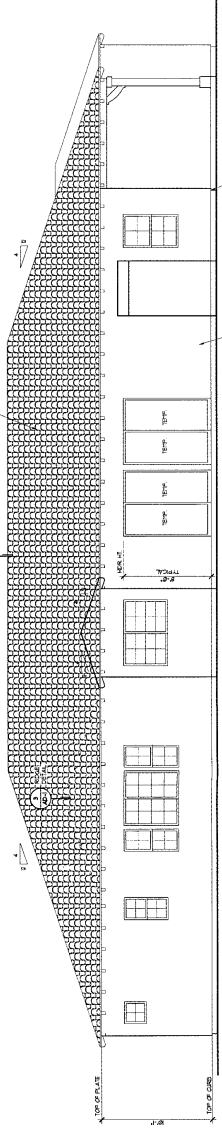
PRELIMINARY ONLY

**KEN STOCKTON**  
ARCHITECTS, INC.  
1818 888-4443 FAX 1818 888-8604  
24000 W. ASSURANCE ROAD, SUITE 100, CLAYTON, CA 94520

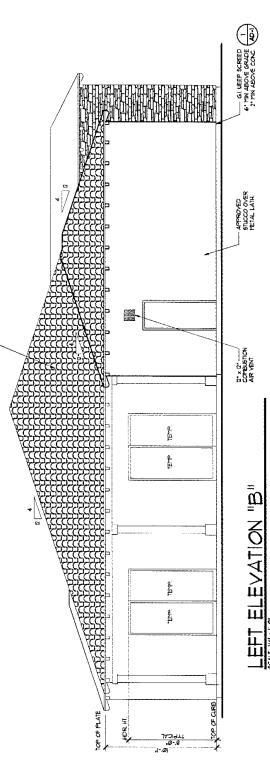
|           |                |
|-----------|----------------|
| PROJECT   | ELEVATION 1111 |
| DATE      | 04/20/14       |
| REVISIONS |                |
| REVISION  |                |
| REVISION  |                |
| REVISION  |                |

**FALLBROOK VILLAGE**  
90 SINGLE FAMILY RESIDENCES  
DEVELOPER

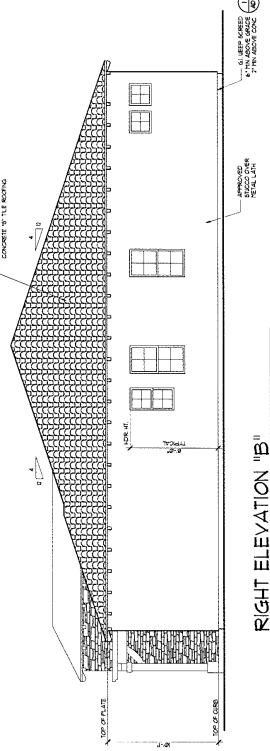
**CALIFORNIA HOME BUILDERS**  
21510 ROSCOE BLVD., CANOGA PARK, CA  
818 888-9379 FAX 1818 888-1544



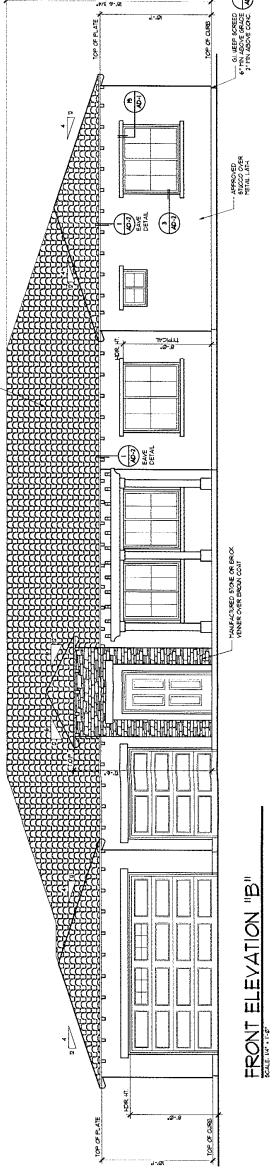
**REAR ELEVATION "B"**  
SCALE 1/4" = 1'-0"



**LEFT ELEVATION "B"**  
SCALE 1/4" = 1'-0"



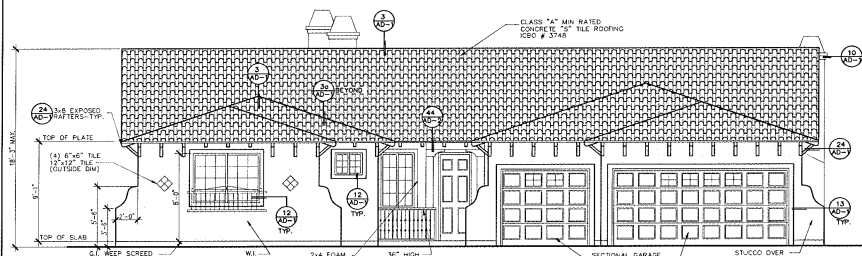
**RIGHT ELEVATION "B"**  
SCALE 1/4" = 1'-0"



**FRONT ELEVATION "B"**  
SCALE 1/4" = 1'-0"



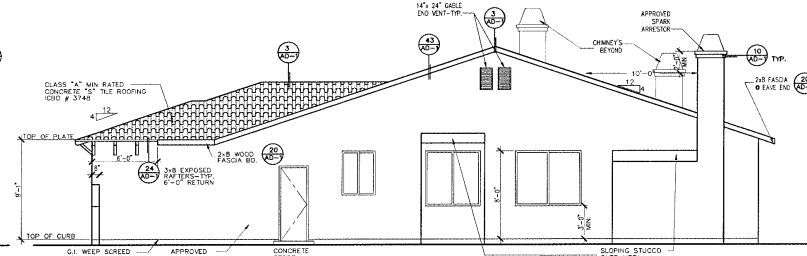




FRONT ELEVATION

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

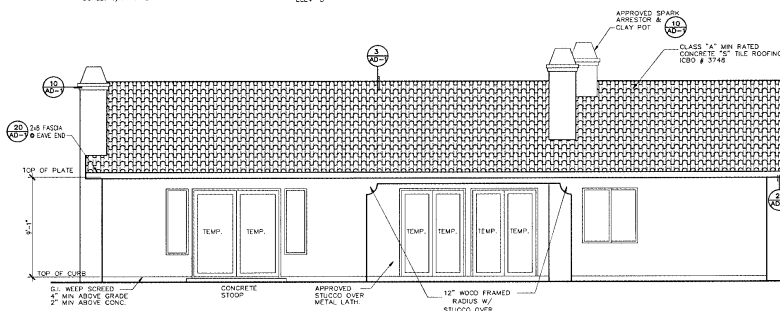
ELEV "B"



RIGHT ELEVATION

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

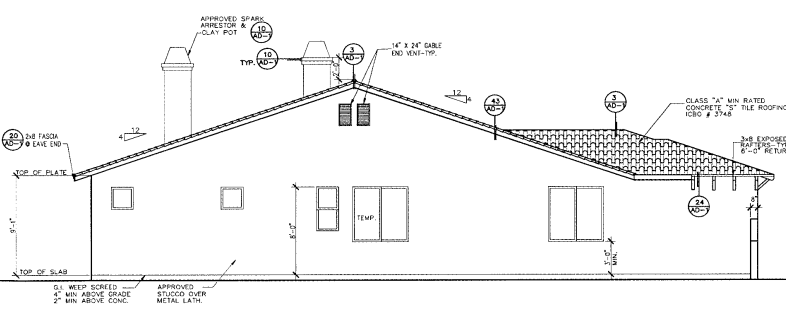
ELEV "B"



REAR ELEVATION

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

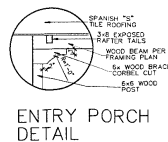
ELEV "B"



LEFT ELEVATION

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

ELEV "B"



ENTRY PORCH  
DETAIL

DEVELOPER:  
CALIFORNIA HOME BUILDERS  
4211 REAR STREET  
CANA CA 92009

PROJECT NAME:  
PLAN#2685  
SINGLE FAMILY HOUSES

EXTERIOR ELEVATION "B"  
DRAWN: R.C.S.  
DATE: 05/18/05  
PLAN CHK.  
PERMIT: 05/18/05

KEN STOCKTON  
ARCHITECT  
10000 W. 100TH AVE., SUITE 100  
DENVER, CO 80231  
TEL: 303.440.1000 FAX: 303.440.1001

SHEET NO.  
**A-6**  
PLAN #2685

FOR CONSTRUCTION



## City of Los Angeles

Department of City Planning • Environmental Analysis Section  
City Hall • 200 N. Spring Street, Room 750 • Los Angeles, CA 90012



# INITIAL STUDY / MITIGATED NEGATIVE DECLARATION Chatsworth-Porter Ranch Community Plan Area

## Fallbrook Village Project

Case Number: ENV-2014-193-MND

**Project Location:** 8500 Fallbrook Avenue, Canoga Park, Los Angeles, California 91304

**Council District:** 12

**Project Description:** The proposed development of a residential project on an approximately 623,316 gross square feet (14.31 acres) site bound by the Chatsworth Nature Preserve to the north and northwest, single-family residential land uses to the east and south, and an industrial complex to the southwest across Fallbrook Avenue. The Applicant proposes the demolition of the existing nine buildings and two ancillary structures associated with the former Boeing Employee Fitness and Recreation Center on the Project Site and the construction of 90 detached, single-family dwellings and one park in an open space lot. A subdivision of 43 single-family lots will be located on the east side of the property; and a 47 small lot single-family subdivision (pursuant to Ordinance No. 176,354) and one open space lot will be located to the west side of the property fronting Fallbrook Avenue. The Proposed Project will provide a total of 198 parking spaces including 180 residential parking spaces and 18 guest parking spaces. The Project will grade the site and import approximately 30,000 cubic yards of soil.

The Applicant requests the following discretionary approvals: (1) A General Plan Amendment from Very Low II Residential to Low II Residential on the middle of the property, Low Medium I Residential on the west side of the property, and open space for the proposed park; (2) A Zone Change from A1-1 to RE11-1, R1-1, RD3-1, and OS-1; and (3) Approval of Tentative Tract Map No. 72373. The Applicant will also request approvals and permits from the Department of Building and Safety (and other municipal agencies) for project construction activities including, but not limited to, the following: demolition, grading, hauling, and associated utility connections for the Project Site.

**APPLICANT:**  
California Home Builders


**PREPARED BY:**  
Parker Environmental Consultants

**ON BEHALF OF:**  
The City of Los Angeles  
Department of City Planning  
Expedited Processing Section

**March 26, 2015**

# EXHIBIT C



|  |   |   |
|--|---|---|
| <p align="center"><b>CITY OF LOS ANGELES</b><br/> OFFICE OF THE CITY CLERK<br/> ROOM 395, CITY HALL<br/> LOS ANGELES, CALIFORNIA 90012<br/> CALIFORNIA ENVIRONMENTAL QUALITY ACT<br/> <b>PROPOSED MITIGATED NEGATIVE DECLARATION</b></p>   |   |   |
| <b>LEAD CITY AGENCY:</b> City of Los Angeles   |   | <b>COUNCIL DISTRICT:</b> 12                       |
| <b>PROJECT TITLE:</b><br>Fallbrook Village   | <b>ENVIRONMENTAL CASE:</b><br>ENV-2014-193-MND  | <b>CASE NO.</b><br>CPC-2014-194-GPA-ZC, VTT 72373 |
| <b>PROJECT LOCATION:</b> 8500 Fallbrook Avenue, Canoga Park, Los Angeles, California, 91304  |   |   |
| <p><b>PROJECT DESCRIPTION:</b> The proposed development of a residential project on an approximately 623,316 gross square feet (14.31 acres) site bound by the Chatsworth Nature Preserve to the north and northwest, single-family residential land uses to the east and south, and an industrial complex to the southwest across Fallbrook Avenue. The Applicant proposes the demolition of the existing nine buildings and two ancillary structures associated with the former Boeing Employee Fitness and Recreation Center on the Project Site and the construction of 90 detached, single-family dwellings and one park in an open space lot. A subdivision of 43 single-family lots will be located on the east side of the property; and a 47 small lot single-family subdivision (pursuant to Ordinance No. 176,354) and one open space lot will be located to the west side of the property fronting Fallbrook Avenue. The Proposed Project will provide a total of 198 parking spaces including 180 residential parking spaces and 18 guest parking spaces. The Project will grade the site and import approximately 30,000 cubic yards of soil.</p> <p>The Applicant requests the following discretionary approvals: (1) A General Plan Amendment from Very Low II Residential to Low II Residential on the middle of the property, Low Medium I Residential on the west side of the property, and open space for the proposed park; (2) A Zone Change from A1-1 to RE11-1, R1-1, RD3-1, and OS-1; and (3) Approval of Tentative Tract Map No. 72373. The Applicant will also request approvals and permits from the Department of Building and Safety (and other municipal agencies) for project construction activities including, but not limited to, the following: demolition, grading, hauling, and associated utility connections for the Project Site.</p> |   |   |
| <p><b>NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY</b><br/> California Home Builders<br/> C/O Rogelio Navar<br/> 21510 Roscoe Boulevard<br/> Canoga Park, California 91304</p>  |   |   |
| <p><b>FINDING:</b> The Department of City Planning of the City of Los Angeles has proposed that a mitigated negative declaration be adopted for this project. The mitigation measures outlined on the attached pages will reduce any potentially significant adverse effects to a level of insignificance.</p>   |   |   |
| <p align="center"><b>SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED</b></p>   |   |   |
| <p>Any written comment 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.</p>  |   |   |
| <p align="center"><b>THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.</b></p>  |   |   |
| <b>NAME OF PERSON PREPARING FORM</b><br>Jae H. Kim   | <b>TITLE</b><br>Senior City Planner   | <b>TELEPHONE NUMBER</b><br>(213) 978-1383         |
| <b>ADDRESS</b><br>City of Los Angeles<br>Department of City Planning<br>200 North Spring Street, 7 <sup>th</sup> Floor<br>Los Angeles, CA 90012  | <b>SIGNATURE (Official)</b><br> | <b>DATE</b><br>April 15, 2015                     |

**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><br>City of Los Angeles   | <b>COUNCIL DISTRICT:</b><br>CD 12 – Mitchell Englander  | <b>DATE:</b><br>April 15, 2015   |
| <b>RESPONSIBLE AGENCIES:</b> Department of City Planning  |   |  |
| <b>ENVIRONMENTAL CASE:</b> ENV-2014-193-MND   | <b>RELATED CASES:</b> CPC-2014-194-GPA-ZC, VTT 72373  |  |
| <b>PREVIOUS ACTIONS CASE NO.</b><br>ZA-14669, CFG-1500  | <input checked="" type="checkbox"/> DOES have significant changes from previous actions.<br><input type="checkbox"/> DOES NOT have significant changes from previous actions. |  |
| <p><b>PROJECT DESCRIPTION:</b> The proposed development of a residential project on an approximately 623,316 gross square feet (14.31 acres) site bound by the Chatsworth Nature Preserve to the north and northwest, single-family residential land uses to the east and south, and an industrial complex to the southwest across Fallbrook Avenue. The applicant proposes the demolition of the existing nine buildings and two ancillary structures associated with the former Boeing Employee Fitness and Recreation Center on the Project Site and the construction of 90 detached, single-family dwellings and one park in an open space lot. A subdivision of 43 single-family lots will be located on the east side of the property; a 47 small lot single-family subdivision (pursuant to Ordinance No. 176,354); and one open space lot will be located to the west side of the property fronting Fallbrook Avenue. The Proposed Project will provide a total of 198 parking spaces including 180 residential parking spaces and 18 guest parking spaces. The Project will grade the site and import approximately 30,000 cubic yards of soil.</p> <p>The Applicant requests the following discretionary approvals: (1) A General Plan Amendment from Very Low II Residential to Low II Residential on the middle of the property, Low Medium I Residential on the west side of the property, and open space for the proposed park; (2) A Zone Change from A1-1 to RE11-1, R1-1, RD3-1, and OS-1; and (3) Approval of Tentative Tract Map (No. 72373). The Applicant will also request approvals and permits from the Department of Building and Safety (and other municipal agencies) for project construction activities including, but not limited to, the following: demolition, grading, hauling, and associated utility connections for the Project Site.</p> |   |  |
| <b>ENV PROJECT DESCRIPTION:</b> See above and supporting exhibits and tables in the attached expanded initial study Mitigated Negative Declaration (IS/MND).  |   |  |
| <b>ENVIRONMENTAL SETTING:</b> The Project Site is located in the Chatsworth-Porter Ranch Community Plan Area of the City of Los Angeles. The Project Site includes approximately 623,316 gross square feet (14.31 acres) of lot area and is currently occupied by the former Boeing Employee Fitness and Recreation Center, which includes swimming pool, caretaker residence, meeting rooms, maintenance equipment storage, hobby/crafts rooms, tennis courts, basketball court, gymnasium, picnic areas, and a fitness facility. Further details and photographs of the existing Project Site and surround area are provided in the expanded Initial Study/Mitigated Negative Declaration (IS/MND) (attached).  |   |  |
| <b>PROJECT LOCATION:</b> 8500 Fallbrook Avenue, Canoga Park, Los Angeles, California, 91304   |   |  |
| <b>COMMUNITY PLAN AREA:</b><br>Chatsworth-Porter Ranch<br><b>STATUS:</b><br><input type="checkbox"/> Preliminary<br><input type="checkbox"/> Proposed<br><input checked="" type="checkbox"/> ADOPTED in 2003  | <input type="checkbox"/> Does Conform to Plan<br><input checked="" type="checkbox"/> Does NOT Conform to Plan   | <b>AREA PLANNING COMMISSION:</b><br><br>North Valley<br><br><b>CERTIFIED NEIGHBORHOOD COUNCIL:</b><br>West Hills |
| <b>EXISTING ZONING:</b><br>A1-1   | <b>MAX DENSITY ZONING:</b><br>2-lots  | <b>LA River Adjacent:</b><br>No  |
| <b>GENERAL PLAN LAND USE:</b><br>Very Low II Residential  | <b>MAX. DENSITY PLAN:</b><br>54-lots  | <b>PROPOSED PROJECT DENSITY:</b><br>91-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 Planner

Title

(213) 473-9987

Phone

(Frank Quon)

**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 Analysis," as described in (5) below, may be cross referenced).
5. Earlier analysis must 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 whichever format is selected.
9. The explanation of each issue should identify:
- The significance criteria or threshold, if any, used to evaluate each question; and
  - The mitigation measure identified, if any, to reduce the impact to less than significant.

**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<br><input type="checkbox"/> AGRICULTURE AND FOREST RESOURCES<br><input checked="" type="checkbox"/> AIR QUALITY<br><input checked="" type="checkbox"/> BIOLOGICAL RESOURCES<br><input checked="" type="checkbox"/> CULTURAL RESOURCES<br><input checked="" type="checkbox"/> GEOLOGY AND SOILS  | <input checked="" type="checkbox"/> GREENHOUSE GAS EMISSIONS<br><input checked="" type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS<br><input checked="" type="checkbox"/> HYDROLOGY AND WATER QUALITY<br><input checked="" type="checkbox"/> LAND USE AND PLANNING<br><input type="checkbox"/> MINERAL RESOURCES<br><input checked="" type="checkbox"/> NOISE | <input type="checkbox"/> POPULATION AND HOUSING<br><input checked="" type="checkbox"/> PUBLIC SERVICES<br><input checked="" type="checkbox"/> RECREATION<br><input checked="" type="checkbox"/> TRANSPORTATION/CIRCULATION<br><input checked="" type="checkbox"/> UTILITIES<br><input checked="" type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE |
| <b>INITIAL STUDY CHECKLIST</b> (To be completed by the Lead City Agency)<br><b>Background</b><br><b>PROPONENT NAME:</b> California Home Builders<br>C/O Rogelio Navar<br><b>APPLICANT ADDRESS:</b> 21510 Roscoe Boulevard<br>Canoga Park, California<br><b>AGENCY REQUIRING CHECKLIST:</b> City of Los Angeles<br>Department of City Planning<br><b>PROPOSAL NAME (If Applicable):</b> Fallbrook Village |  |   |
| <b>PHONE NUMBER:</b> (818) 888-1368<br><br><b>DATE SUBMITTED:</b> July 30, 2014  |  |   |

|  |  | Potentially<br>Significant<br>Impact | Potentially<br>Significant<br>Unless<br>Mitigation<br>Incorporated | Less Than<br>Significant<br>Impact  | No<br>Impact                        |
|--|--|--------------------------------------|--|-------------------------------------|-------------------------------------|
| PLEASE NOTE THAT EACH AND EVERY RESPONSE IN THE CITY OF LOS ANGELES INITIAL STUDY AND CHECKLIST IS SUMMARIZED FROM AND BASED UPON THE ENVIRONMENTAL ANALYSIS CONTAINED IN ATTACHEMENT B, EXPLANATION OF CHECKLIST DETERMINATIONS. PLEASE REFER TO THE APPLICABLE RESPONSE IN ATTACHMENT B FOR A DETAILED DISCUSSION OF CHECKLIST DETERMINATIONS. |  |                                      |  |                                     |                                     |
| <b>I. AESTHETICS</b>   |  |                                      |  |                                     |                                     |
| a.   | HAVE A SUBSTANTIAL ADVERSE EFFECT ON A SCENIC VISTA?   | <input type="checkbox"/>             | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b.   | SUBSTANTIALLY DAMAGE SCENIC RESOURCES, INCLUDING, BUT NOT LIMITED TO, TREES, ROCK OUTCROPPINGS, AND HISTORIC BUILDINGS, OR OTHER LOCALLY RECOGNIZED DESIRABLE AESTHETIC NATURAL FEATURE WITHIN A CITY-DESIGNATED SCENIC HIGHWAY?   | <input type="checkbox"/>             | <input checked="" type="checkbox"/>                                | <input type="checkbox"/>            | <input type="checkbox"/>            |
| c.   | SUBSTANTIALLY DEGRADE THE EXISTING VISUAL CHARACTER OR QUALITY OF THE SITE AND ITS SURROUNDINGS?   | <input type="checkbox"/>             | <input checked="" type="checkbox"/>                                | <input type="checkbox"/>            | <input type="checkbox"/>            |
| d.   | CREATE A NEW SOURCE OF SUBSTANTIAL LIGHT OR GLARE WHICH WOULD ADVERSELY AFFECT DAY OR NIGHTTIME VIEWS IN THE AREA?   | <input type="checkbox"/>             | <input checked="" type="checkbox"/>                                | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <b>II. AGRICULTURE AND FOREST RESOURCES</b>  |  |                                      |  |                                     |                                     |
| a.   | CONVERT PRIME FARMLAND, UNIQUE FARMLAND, OR FARMLAND OF STATEWIDE IMPORTANCE, AS SHOWN ON THE MAPS PREPARED PURSUANT TO THE FARMLAND MAPPING AND MONITORING PROGRAM OF THE CALIFORNIA RESOURCES AGENCY, TO NON-AGRICULTURAL USE?   | <input type="checkbox"/>             | <input type="checkbox"/>   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b.   | CONFLICT WITH EXISTING ZONING FOR AGRICULTURAL USE, OR A WILLIAMSON ACT CONTRACT?  | <input type="checkbox"/>             | <input type="checkbox"/>   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c.   | CONFLICT WITH EXISTING ZONING FOR, OR CAUSE REZONING OF, FOREST LAND (AS DEFINED IN PUBLIC RESOURCES CODE SECTION 1220(G)), TIMBERLAND (AS DEFINED BY PUBLIC RESOURCES CODE SECTION 4526), OR TIMBERLAND ZONED TIMBERLAND PRODUCTION (AS DEFINED BY GOVERNMENT CODE SECTION 51104(G))? | <input type="checkbox"/>             | <input type="checkbox"/>   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d.   | RESULT IN THE LOSS OF FOREST LAND OR CONVERSION OF FOREST LAND TO NON-FOREST USE?  | <input type="checkbox"/>             | <input type="checkbox"/>   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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?  | <input type="checkbox"/>             | <input type="checkbox"/>   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>III. AIR QUALITY</b>  |  |                                      |  |                                     |                                     |
| a.   | CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF THE SCAQMD OR CONGESTION MANAGEMENT PLAN?  | <input type="checkbox"/>             | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b.   | VIOLATE ANY AIR QUALITY STANDARD OR CONTRIBUTE SUBSTANTIALLY TO AN EXISTING OR PROJECTED AIR QUALITY VIOLATION?  | <input type="checkbox"/>             | <input checked="" type="checkbox"/>                                | <input type="checkbox"/>            | <input type="checkbox"/>            |
| c.   | RESULT IN A CUMULATIVELY CONSIDERABLE NET INCREASE OF ANY CRITERIA POLLUTANT FOR WHICH THE AIR BASIN IS NON-ATTAINMENT (OZONE, CARBON MONOXIDE, & PM 10) UNDER AN APPLICABLE FEDERAL OR STATE AMBIENT AIR QUALITY STANDARD?  | <input type="checkbox"/>             | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d.   | EXPOSE SENSITIVE RECEPTORS TO SUBSTANTIAL POLLUTANT CONCENTRATIONS?  | <input type="checkbox"/>             | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e.   | CREATE OBJECTIONABLE ODORS AFFECTING A SUBSTANTIAL NUMBER OF PEOPLE?   | <input type="checkbox"/>             | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

|                                 |   |                          |                                     |                                     |                                     |
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| <b>IV. BIOLOGICAL RESOURCES</b> |   |                          |                                     |                                     |                                     |
| a.                              | HAVE A SUBSTANTIAL ADVERSE EFFECT, EITHER DIRECTLY OR THROUGH HABITAT MODIFICATION, ON ANY SPECIES IDENTIFIED AS A CANDIDATE, SENSITIVE, OR SPECIAL STATUS SPECIES IN LOCAL OR REGIONAL PLANS, POLICIES, OR REGULATIONS BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. FISH AND WILDLIFE SERVICE ? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| b.                              | HAVE A SUBSTANTIAL ADVERSE EFFECT ON ANY RIPARIAN HABITAT OR OTHER SENSITIVE NATURAL COMMUNITY IDENTIFIED IN THE CITY OR REGIONAL PLANS, POLICIES, REGULATIONS BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. FISH AND WILDLIFE SERVICE?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| e.                              | CONFLICT WITH ANY LOCAL POLICIES OR ORDINANCES PROTECTING BIOLOGICAL RESOURCES, SUCH AS TREE PRESERVATION POLICY OR ORDINANCE (E.G., OAK TREES OR CALIFORNIA WALNUT WOODLANDS)?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 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?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>V. CULTURAL RESOURCES</b>    |   |                          |                                     |                                     |                                     |
| a.                              | CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF A HISTORICAL RESOURCE AS DEFINED IN STATE CEQA SECTION 15064.5?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b.                              | CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF AN ARCHAEOLOGICAL RESOURCE PURSUANT TO STATE CEQA SECTION 15064.5?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| c.                              | DIRECTLY OR INDIRECTLY DESTROY A UNIQUE PALEONTOLOGICAL RESOURCE OR SITE OR UNIQUE GEOLOGIC FEATURE?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| d.                              | DISTURB ANY HUMAN REMAINS, INCLUDING THOSE INTERRED OUTSIDE OF FORMAL CEMETERIES?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <b>VI. GEOLOGY AND SOILS</b>    |   |                          |                                     |                                     |                                     |
| a.                              | EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING:   |                          |                                     |                                     |                                     |
| i.                              | 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.                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| ii.                             | STRONG SEISMIC GROUND SHAKING?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| iii.                            | SEISMIC-RELATED GROUND FAILURE, INCLUDING LIQUEFACTION?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| iv.                             | LANDSLIDES?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b.                              | RESULT IN SUBSTANTIAL SOIL EROSION OR THE LOSS OF TOPSOIL?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |

|  |   |                          |                                     |                                     |                                     |
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| c.   | BE LOCATED ON A GEOLOGIC UNIT OR SOIL THAT IS UNSTABLE, OR THAT WOULD BECOME UNSTABLE AS A RESULT OF THE PROJECT, AND POTENTIAL RESULT IN ON- OR OFF-SITE LANDSLIDE, LATERAL SPREADING, SUBSIDENCE, LIQUEFACTION, OR COLLAPSE?                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| d.   | 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?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| e.   | 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?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>VII. GREENHOUSE GAS EMISSIONS</b>         |   |                          |                                     |                                     |                                     |
| a.   | GENERATE GREENHOUSE GAS EMISSIONS, EITHER DIRECTLY OR INDIRECTLY, THAT MAY HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| b.   | CONFLICT WITH AN APPLICABLE PLAN, POLICY OR REGULATION ADOPTED FOR THE PURPOSE OF REDUCING THE EMISSIONS OF GREENHOUSE GASES?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <b>VIII. HAZARDS AND HAZARDOUS MATERIALS</b> |   |                          |                                     |                                     |                                     |
| a.   | CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH THE ROUTINE TRANSPORT, USE, OR DISPOSAL OF HAZARDOUS MATERIALS   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 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?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c.   | EMIT HAZARDOUS EMISSIONS OR HANDLE HAZARDOUS OR ACUTELY HAZARDOUS MATERIALS, SUBSTANCES, OR WASTE WITHIN ONE-QUARTER MILE OF AN EXISTING OR PROPOSED SCHOOL?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 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?                                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 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? | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f.   | FOR A PROJECT WITHIN THE VICINITY OF A PRIVATE AIRSTRIP, WOULD THE PROJECT RESULT IN A SAFETY HAZARD FOR THE PEOPLE RESIDING OR WORKING IN THE AREA?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| g.   | IMPAIR IMPLEMENTATION OF OR PHYSICALLY INTERFERE WITH AN ADOPTED EMERGENCY RESPONSE PLAN OR EMERGENCY EVACUATION PLAN?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 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?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <b>IX. HYDROLOGY AND WATER QUALITY</b>       |   |                          |                                     |                                     |                                     |
| a.   | VIOLATE ANY WATER QUALITY STANDARDS OR WASTE DISCHARGE REQUIREMENTS?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| b.   | SUBSTANTIALLY DEplete GROUNDWATER SUPPLIES OR INTERFERE 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 PRE-                              | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

|                                 |  |                          |                                     |                                     |                                     |
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|                                 | EXISTING NEARBY WELLS WOULD DROP TO A LEVEL WHICH WOULD NOT SUPPORT EXISTING LAND USES OR PLANNED LAND 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?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 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 AN MANNER WHICH WOULD RESULT IN FLOODING ON- OR OFF SITE?                      | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f.                              | OTHERWISE SUBSTANTIALLY DEGRADE WATER QUALITY?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| g.                              | PLACE HOUSING WITHIN A 100-YEAR FLOOD PLAIN AS MAPPED ON FEDERAL FLOOD HAZARD BOUNDARY OR FLOOD INSURANCE RATE MAP OR OTHER FLOOD HAZARD DELINEATION MAP?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| h.                              | PLACE WITHIN A 100-YEAR FLOOD PLAIN STRUCTURES WHICH WOULD IMPEDE OR REDIRECT FLOOD FLOWS?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| i.                              | EXPOSE PEOPLE OR STRUCTURES TO A SIGNIFICANT RISK OF LOSS, INQUIRY OR DEATH INVOLVING FLOODING, INCLUDING FLOODING AS A RESULT OF THE FAILURE OF A LEVEE OR DAM?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| j.                              | INUNDATION BY SEICHE, TSUNAMI, OR MUDFLOW?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>X. LAND USE AND PLANNING</b> |  |                          |                                     |                                     |                                     |
| a.                              | PHYSICALLY DIVIDE AN ESTABLISHED COMMUNITY?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b.                              | CONFLICT WITH 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, COASTAL PROGRAM, OR ZONING ORDINANCE) ADOPTED FOR THE PURPOSE OF AVOIDING OR MITIGATING AN ENVIRONMENTAL EFFECT? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| c.                              | CONFLICT WITH ANY APPLICABLE HABITAT CONSERVATION PLAN OR NATURAL COMMUNITY CONSERVATION PLAN?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <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?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>XII. NOISE</b>               |  |                          |                                     |                                     |                                     |
| a.                              | EXPOSURE OF PERSONS TO OR GENERATION OF NOISE IN LEVEL IN EXCESS OF STANDARDS ESTABLISHED IN THE LOCAL GENERAL PLAN OR NOISE ORDINANCE, OR APPLICABLE STANDARDS OF OTHER AGENCIES?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| b.                              | EXPOSURE OF PEOPLE TO OR GENERATION OF EXCESSIVE GROUND BORNE VIBRATION OR GROUND BORNE NOISE LEVELS?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| c.                              | A SUBSTANTIAL PERMANENT INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |



|  |   |                          |                                     |                                     |                                     |
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| d.                                     | A SUBSTANTIAL TEMPORARY OR PERIODIC INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 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?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>XIII. POPULATION AND HOUSING</b>    |   |                          |                                     |                                     |                                     |
| 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)?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b.                                     | DISPLACE SUBSTANTIAL NUMBERS OF EXISTING HOUSING NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c.                                     | DISPLACE SUBSTANTIAL NUMBERS OF PEOPLE NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>XIV. PUBLIC SERVICES</b>            |   |                          |                                     |                                     |                                     |
| a.                                     | FIRE PROTECTION?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| b.                                     | POLICE PROTECTION?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| c.                                     | SCHOOLS?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| d.                                     | PARKS?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| e.                                     | OTHER PUBLIC FACILITIES?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>XV. RECREATION</b>                  |   |                          |                                     |                                     |                                     |
| 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?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 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?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>XVI. TRANSPORTATION/CIRCULATION</b> |   |                          |                                     |                                     |                                     |
| 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 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?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c.                                     | RESULT IN A CHANGE IN AIR TRAFFIC PATTERNS, INCLUDING EITHER  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

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|  | AN INCREASE IN TRAFFIC LEVELS OR A CHANGE IN LOCATION THAT RESULTS IN SUBSTANTIAL SAFETY RISKS?   |                          |                                     |                                     |                                     |
| d.   | SUBSTANTIALLY INCREASE HAZARDS TO A DESIGN FEATURE (E.G., SHARP CURVES OR DANGEROUS INTERSECTIONS) OR INCOMPATIBLE USES (E.G., FARM EQUIPMENT)?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| e.   | RESULT IN INADEQUATE EMERGENCY ACCESS?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>XVII. UTILITIES</b>                           |   |                          |                                     |                                     |                                     |
| a.   | EXCEED WASTEWATER TREATMENT REQUIREMENTS OF THE APPLICABLE REGIONAL WATER QUALITY CONTROL BOARD?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c.   | REQUIRE OR RESULT IN THE CONSTRUCTION OF NEW STORMWATER DRAINAGE FACILITIES OR EXPANSION OF EXISTING FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL EFFECTS?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d.   | HAVE SUFFICIENT WATER SUPPLIES AVAILABLE TO SERVE THE PROJECT FROM EXISTING ENTITLEMENTS AND RESOURCE, OR ARE NEW OR EXPANDED ENTITLEMENTS NEEDED?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 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?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f.   | BE SERVED BY A LANDFILL WITH SUFFICIENT PERMITTED CAPACITY TO ACCOMMODATE THE PROJECT'S SOLID WASTE DISPOSAL NEEDS?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| g.   | COMPLY WITH FEDERAL, STATE, AND LOCAL STATUTES AND REGULATIONS RELATED TO SOLID WASTE?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| h.   | OTHER UTILITY SYSTEMS?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE</b> |   |                          |                                     |                                     |                                     |
| a.   | DOES THE PROJECT HAVE THE POTENTIAL TO DEGRADE THE QUALITY OF THE ENVIRONMENT, SUBSTANTIALLY REDUCE THE HABITAT OF 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? | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b.   | DOES THE PROJECT HAVE IMPACTS WHICH ARE INDIVIDUALLY LIMITED, BUT CUMULATIVELY CONSIDERABLE? ("CUMULATIVELY CONSIDERABLE" MEANS THAT THE INCREMENTAL EFFECTS OF AN INDIVIDUAL 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).  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c.   | DOES THE PROJECT HAVE ENVIRONMENTAL EFFECTS WHICH CAUSE SUBSTANTIAL ADVERSE EFFECTS ON HUMAN BEINGS, EITHER DIRECTLY OR INDIRECTLY?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |

## 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 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-2014-193-MND** and the associated case(s), **CPC-2014-194-GPA-ZC, VTT 72373**. 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 impacts(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/index0.1htm> or City's main website under the heading "Navigate LA."

|                                   |                               |   |                                |
|-----------------------------------|-------------------------------|---|--------------------------------|
| <b>PREPARED BY:</b><br>Frank Quon | <b>TITLE:</b><br>City Planner | <b>TELEPHONE NO.:</b><br>(213) 473-9987 | <b>DATE:</b><br>April 15, 2015 |
|-----------------------------------|-------------------------------|---|--------------------------------|

## APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

|                                   | Impact  | Explanation  | Mitigation Measures                  |
|-----------------------------------|---|--|--------------------------------------|
| <b>I. AESTHETICS</b>              |   |  |                                      |
| a.                                | Less Than Significant Impact.                           | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| b.                                | Potentially Significant Unless Mitigation Incorporated. | See environmental analysis provided in expanded IS/MND (attached). | IV-10, IV-70, IV-80                  |
| c.                                | Potentially Significant Unless Mitigation Incorporated. | See environmental analysis provided in expanded IS/MND (attached). | I-10, I-90, I-110                    |
| d.                                | Potentially Significant Unless Mitigation Incorporated. | See environmental analysis provided in expanded IS/MND (attached). | I-120, I-130                         |
| <b>II. AGRICULTURAL RESOURCES</b> |   |  |                                      |
| a.                                | No Impact.  | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| b.                                | No Impact.  | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| c.                                | No Impact.  | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| d.                                | No Impact.  | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| e.                                | No Impact.  | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| <b>III. AIR QUALITY</b>           |   |  |                                      |
| a.                                | Less Than Significant Impact.                           | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| b.                                | Potentially Significant Unless Mitigation Incorporated. | See environmental analysis provided in expanded IS/MND (attached). | III-10                               |
| c.                                | Less Than Significant Impact.                           | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| d.                                | Less Than Significant Impact.                           | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| e.                                | Less Than Significant Impact.                           | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| <b>IV. BIOLOGICAL RESOURCES</b>   |   |  |                                      |
| a.                                | Potentially Significant Unless Mitigation Incorporated. | See environmental analysis provided in expanded IS/MND (attached). | IV-10, IV-50, IV-60, IV-70, IV-80    |
| b.                                | No Impact.  | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| c.                                | No Impact.  | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| d.                                | Potentially Significant Unless Mitigation Incorporated. | See environmental analysis provided in expanded IS/MND (attached). | IV-10, IV-50, IV-60, IV-70, IV-80    |
| e.                                | Potentially Significant Unless Mitigation Incorporated. | See environmental analysis provided in expanded IS/MND (attached). | IV-10, IV-50, IV-60, IV-70, IV-80    |
| f.                                | Less Than Significant Impact.                           | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| <b>V. CULTURAL RESOURCES</b>      |   |  |                                      |
| a.                                | No Impact.  | See environmental analysis provided in                             | No mitigation measures are           |

|  | Impact  | Explanation  | Mitigation Measures                  |
|--|---|--|--------------------------------------|
|  |   | expanded IS/MND (attached).  | required.                            |
| b.   | Potentially Significant Unless Mitigation Incorporated. | See environmental analysis provided in expanded IS/MND (attached). | V-20                                 |
| c.   | Potentially Significant Unless Mitigation Incorporated. | See environmental analysis provided in expanded IS/MND (attached). | V-30                                 |
| d.   | Potentially Significant Unless Mitigation Incorporated. | See environmental analysis provided in expanded IS/MND (attached). | V-40                                 |
| <b>VI. GEOLOGY AND SOILS</b>                 |   |  |                                      |
| a.i.   | Potentially Significant Unless Mitigation Incorporated. | See environmental analysis provided in expanded IS/MND (attached). | VI-10, VI-50                         |
| a.ii.  | Potentially Significant Unless Mitigation Incorporated. | See environmental analysis provided in expanded IS/MND (attached). | VI-10, VI-50                         |
| a.iii.                                       | Potentially Significant Unless Mitigation Incorporated. | See environmental analysis provided in expanded IS/MND (attached). | VI-10, VI-50                         |
| a.iv.  | Less Than Significant Impact                            | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| b.   | Potentially Significant Unless Mitigation Incorporated. | See environmental analysis provided in expanded IS/MND (attached). | VI-20                                |
| c.   | Potentially Significant Unless Mitigation Incorporated. | See environmental analysis provided in expanded IS/MND (attached). | VI-10, VI-50                         |
| d.   | Potentially Significant Unless Mitigation Incorporated. | See environmental analysis provided in expanded IS/MND (attached). | VI-50                                |
| e.   | No Impact.  | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| <b>VII. GREENHOUSE GAS EMISSIONS</b>         |   |  |                                      |
| a.   | Potentially Significant Unless Mitigation Incorporated. | See environmental analysis provided in expanded IS/MND (attached). | VII-10                               |
| b.   | Potentially Significant Unless Mitigation Incorporated. | See environmental analysis provided in expanded IS/MND (attached). | VII-10                               |
| <b>VIII. HAZARDS AND HAZARDOUS MATERIALS</b> |   |  |                                      |
| a.   | Potentially Significant Unless Mitigation Incorporated. | See environmental analysis provided in expanded IS/MND (attached). | VIII-10                              |
| b.   | Less Than Significant Impact.                           | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| c.   | Less Than Significant Impact.                           | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| d.   | Potentially Significant Unless Mitigation Incorporated. | See environmental analysis provided in expanded IS/MND (attached). | VI-50                                |
| e.   | No Impact.  | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| f.   | No Impact.  | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| g.   | Less Than Significant Impact.                           | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| h.   | Potentially Significant Unless Mitigation Incorporated. | See environmental analysis provided in expanded IS/MND (attached). | XIV-10                               |

|  | Impact  | Explanation  | Mitigation Measures                  |
|--|---|--|--------------------------------------|
| <b>IX. HYDROLOGY AND WATER QUALITY</b> |   |  |                                      |
| a.                                     | Potentially Significant Unless Mitigation Incorporated. | See environmental analysis provided in expanded IS/MND (attached). | IX-20                                |
| b.                                     | Less Than Significant Impact.                           | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| c.                                     | Less Than Significant Impact.                           | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| d.                                     | No Impact.  | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| e.                                     | Less Than Significant Impact.                           | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| f.                                     | No Impact.  | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| g.                                     | No Impact.  | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| h.                                     | No Impact.  | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| i.                                     | No Impact.  | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| j.                                     | No Impact.  | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| <b>X. LAND USE AND PLANNING</b>        |   |  |                                      |
| a.                                     | No Impact.  | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| b.                                     | Potentially Significant Unless Mitigation Incorporated. | See environmental analysis provided in expanded IS/MND (attached). | X-10                                 |
| c.                                     | No Impact.  | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| <b>XI. MINERAL RESOURCES</b>           |   |  |                                      |
| a.                                     | No Impact.  | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| b.                                     | No Impact.  | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| <b>XII. NOISE</b>                      |   |  |                                      |
| a.                                     | Potentially Significant Unless Mitigation Incorporated. | See environmental analysis provided in expanded IS/MND (attached). | XII-20                               |
| b.                                     | Potentially Significant Unless Mitigation Incorporated. | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| c.                                     | Potentially Significant Unless Mitigation Incorporated. | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| d.                                     | Potentially Significant Unless Mitigation Incorporated. | See environmental analysis provided in expanded IS/MND (attached). | XII-20                               |
| e.                                     | No Impact.  | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| f.                                     | No Impact.  | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| <b>XIII. POPULATION AND HOUSING</b>    |   |  |                                      |
| a.                                     | Less Than Significant Impact.                           | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| b.                                     | No Impact.  | See environmental analysis provided in                             | No mitigation measures are           |

|  | Impact   | Explanation  | Mitigation Measures                  |
|--|--|--|--------------------------------------|
|  |  | expanded IS/MND (attached).  | required.                            |
| c.                                     | No Impact.   | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| <b>XIV. PUBLIC SERVICES</b>            |  |  |                                      |
| a.i.                                   | Potentially Significant Unless Mitigation Incorporated.        | See environmental analysis provided in expanded IS/MND (attached). | XIV-10                               |
| a.ii.                                  | Potentially Significant Unless Mitigation Incorporated.        | See environmental analysis provided in expanded IS/MND (attached). | XIV-20, XIV-30                       |
| a.iii.                                 | Potentially Significant Unless Mitigation Incorporated.        | See environmental analysis provided in expanded IS/MND (attached). | XIV-60, XIV-40                       |
| a.iv.                                  | Potentially Significant Unless Mitigation Incorporated.        | See environmental analysis provided in expanded IS/MND (attached). | XV-10                                |
| a.v.                                   | Less Than Significant Impact.                                  | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| <b>XV. RECREATION</b>                  |  |  |                                      |
| a.                                     | Potentially Significant Unless Mitigation Incorporated.        | See environmental analysis provided in expanded IS/MND (attached). | XV-10                                |
| b.                                     | Less Than Significant Impact.                                  | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| <b>XVI. TRANSPORTATION/CIRCULATION</b> |  |  |                                      |
| a.                                     | Potentially Significant Unless Mitigation Incorporated.        | See environmental analysis provided in expanded IS/MND (attached). | XVI-10, XVI-30                       |
| b.                                     | No Impact.   | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| c.                                     | No Impact.   | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| d.                                     | Potentially Significant Impact Unless Mitigation Incorporated. | See environmental analysis provided in expanded IS/MND (attached). | XVI-40                               |
| e.                                     | No Impact.   | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| f.                                     | No Impact.   | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| <b>XVII. UTILITIES</b>                 |  |  |                                      |
| a.                                     | No Impact.   | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| b.                                     | Less Than Significant Impact.                                  | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| c.                                     | No Impact.   | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| d.                                     | Potentially Significant Impact Unless Mitigation Incorporated. | See environmental analysis provided in expanded IS/MND (attached). | XVII-10, XVII-20, XVII-40            |
| e.                                     | Less Than Significant Impact.                                  | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| f.                                     | Potentially Significant Impact Unless Mitigation Incorporated. | See environmental analysis provided in expanded IS/MND (attached). | XVII-90                              |
| g.                                     | Less Than Significant Impact.                                  | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |

|  | Impact   | Explanation  | Mitigation Measures                  |
|--|--|--|--------------------------------------|
| <b>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE</b> |  |  |                                      |
| a.   | No Impact.   | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| b.   | Less Than Significant Impact.                                  | See environmental analysis provided in expanded IS/MND (attached). | No mitigation measures are required. |
| c.   | Potentially Significant Impact Unless Mitigation Incorporated. | See environmental analysis provided in expanded IS/MND (attached). | XVIII-30                             |

## **MITIGATION MEASURES**

### **I. AESTHETICS**

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

- All open areas not used for buildings, driveways, parking areas, recreational facilities or sidewalks shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a licensed Landscape Architect and to the satisfaction of the Planning Department.

#### **I-90 Aesthetics (Vandalism)**

- Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from, debris, rubbish, garbage, trash, overgrown vegetation or other similar material pursuant to Municipal Code Section 91.8104.
- The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a street or alley, pursuant to Municipal Code Section 91.8104.15.

#### **I-110 Aesthetics (Signage on Construction Barriers)**

- The applicant shall affix or paint a plainly visible sign, on publically accessible portions of the construction barriers, with the following language: "POST NO BILLS."
- Such language shall appear at intervals of no less than 25 feet along the length of the publically accessible portions of the barrier.
- The applicant shall be responsible for maintaining the visibility of the required signage and for maintaining the construction barrier free and clear of any unauthorized signs within 48 hours of occurrence.

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

- Outdoor lighting shall be designed and installed with shielding, such that the light source does not shine from adjacent residential properties, the wildlife migration trail to the north, or the public right-of-way, or from above.

#### **I-130 Aesthetics (Glare)**

- The exterior of the proposed structures shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.



## **II. AGRICULTURE AND FORESTRY RESOURCES**

No mitigation measures are required.

## **III. AIR QUALITY**

### **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 would 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.
- Subcontractors 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.

## **IV. BIOLOGICAL RESOURCES**

### **IV-10 Habitat Modification (Nesting Native Birds, Hillside or Rural Areas)**

The project will result in the removal of vegetation and disturbances to the ground and therefore may result in take of nesting native bird species. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA). The following measures are as recommended by the California Department of Fish and Game:

- Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1- August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86).
- If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:
  - a. Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within 300 feet of the construction work area (within 500 feet for raptors) as access to adjacent areas allows. The surveys shall be conducted by a Qualified Biologist with experience in conducting breeding bird surveys. The surveys shall

continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.

- b. If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species (within 500 feet for suitable raptor nesting habitat) until August 31.
- c. Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.
- d. The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.

#### **IV-50 Tree Report**

- Prior to the issuance of a grading or building permit, the applicant shall prepare and submit a Tree Report, prepared by a Tree Expert as defined in Section 17.02, indicating the location, size, type, and condition of all existing trees on the site. Such report shall also contain a recommendation of measures to ensure the protection, relocation, or replacement of affected trees during grading and construction activities.

#### **IV-60 Tree Preservation (Grading Activities)**

- "Orange fencing" or other similarly highly visible barrier shall be installed outside of the drip line of locally protected and significant (trunk diameter of 8 inches or greater) non-protected trees, or as may be recommended by the Tree Expert. The barrier shall be maintained throughout the grading phase, and shall not be removed until the completion and cessation of all grading activities.

#### **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:

- Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.
- 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.

#### **IV-80 Tree Removal (Locally Protected Species)**

- All protected tree removals require approval from the Board of Public Works.
- A Tree Report shall be submitted to the Urban Forestry Division of the Bureau of Street Services, Department of Public Works, for review and approval (213-847-3077), prior to implementation of the Report's recommended measures.
- A minimum of two trees (a minimum of 48-inch box in size if available) shall be planted for each protected tree that is removed. The canopy of the replacement trees, at the time they are planted, shall be in proportion to the canopies of the protected tree(s) removed and shall be to the satisfaction of the Urban Forestry Division.
- The location of trees planted for the purposes of replacing a removed protected tree shall be clearly indicated on the required landscape plan, which shall also indicate the replacement tree species and further contain the phrase "Replacement Tree" in its description.
- Bonding (Tree Survival):
  - a) The applicant shall post a cash bond or other assurances acceptable to the Bureau of Engineering in consultation with the Urban Forestry Division and the decision maker guaranteeing the survival of trees required to be maintained, replaced or relocated in such a fashion as to assure the existence of continuously living trees for a minimum of three years from the date that the bond is posted or from the date such trees are replaced or relocated, whichever is longer. Any change of ownership shall require that the new owner post a new oak tree bond to the satisfaction of the Bureau of Engineering. Subsequently, the original owner's oak tree bond may be exonerated.
  - b) The City Engineer shall use the provisions of Section 17.08 as its procedural guide in satisfaction of said bond requirements and processing. Prior to exoneration of the bond, the owner of the property shall provide evidence satisfactory to the City Engineer and Urban Forestry Division that the oak trees were properly replaced, the date of the replacement and the survival of the replacement trees for a period of three years.

### **V. CULTURAL RESOURCES**

#### **V-20 Cultural Resources (Archaeological)**

- If any archaeological materials are encountered during the course of the Project development, all further development activity shall halt and:
  - a) The services of an archaeologist shall then be secured by contacting the South Central Coastal Information Center (657-278-5395) located at California State University Fullerton, or a member of the Society of Professional Archaeologist (SOPA) or a SOPA-qualified archaeologist, who shall assess the discovered material(s) and prepare a survey, study, or report evaluating the impact.
  - b) The archaeologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
  - c) The applicant shall comply with the recommendations of the evaluating archaeologist, as contained in the survey, study or report.

- d) Project development activities may resume once copies of the archaeological survey, study or report are submitted to:
  - SCCIC Department of Anthropology
  - McCarthy Hall 477
  - CSU Fullerton
  - 800 North State College Boulevard
  - Fullerton, CA 92834
- Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, archaeological reports have been submitted, or a statement indicating that no material was discovered.
- A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

**V-30 Cultural Resources (Paleontological)**

- If any paleontological materials are encountered during the course of the Project development, all further development activities shall halt and:
  - a) The services of a paleontologist shall be secured by contacting the Center for Public Paleontology - USC, UCLA, Cal State Los Angeles, Cal State Long Beach, or the County Natural History Museum – who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
  - b) The paleontologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
  - c) The applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study or report.
  - d) Project development activities may resume once copies of the paleontological survey, study or report are submitted to the Los Angeles County Natural History Museum.
- Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, paleontological reports have been submitted, or a statement indicating that no material was discovered.
- A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

**V-40 Cultural Resources (Human Remains)**

- In the event that human remains are discovered during excavation activities, the following procedure shall be observed:
  - a) Stop immediately and contact the County Coroner:
    - 1104 N. Mission Road
    - Los Angeles, CA 90033
    - 323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or
    - 323-343-0714 (After Hours, Saturday, Sunday, and Holidays)
  - b) The coroner has two working days to examine human remains after being notified by the responsible person. If the remains are Native American, the Coroner has 24 hours to notify the Native American Heritage Commission.
  - c) The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendent of the deceased Native American.
  - d) The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods.

- e) If the descendent does not make recommendations within 48 hours the owner shall reinter the remains in an area of the property secure from further disturbance, or;
- f) If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission.

- *Discuss and confer* means the meaningful and timely discussion careful consideration of the views of each party.

## **VI. GEOLOGY AND SOILS**

### **VI-10 Seismic**

- The design and construction of the Project shall conform to the Uniform Building Code seismic standards as approved by the Department of Building and Safety.

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

- The Project Applicant shall provide 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-50 Geotechnical Report**

- The Project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter (dated May 6, 2014) for the Proposed Project, and as it may be subsequently amended or modified.

## **VII. GREENHOUSE GAS EMISSIONS**

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

- Install a demand (tankless or instantaneous) water heater system or high efficiency central boiler 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.

## **VIII. HAZARDS AND HAZARDOUS MATERIALS**

### **VIII-10 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.

- **(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 in accordance with LADBS standards and 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.

## **IX. HYDROLOGY AND WATER QUALITY**

### **IX-20 Stormwater Pollution (Demolition, Grading, and Construction Activities)**

- Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.
- Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.
- Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.

## **X. LAND USE AND PLANNING**

### **X-10 General Plan Designation/Zoning**

- The Proposed Project would permit intensities and or densities exceeding those permitted by the existing Community Plan. However, this potential impact will be mitigated to a level of insignificance by adoption of the proposed General Plan Amendment and compliance with the mitigation measures required by this mitigated negative declaration (MND).

## **XI. MINERAL RESOURCES**

No mitigation measures are required.

## **XII. NOISE**

### **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 A.M. to 6:00 P.M. Monday through Friday, and 8:00 A.M. to 6:00 P.M. on Saturday. No construction or demolition shall occur on Sundays or federal holidays.

- 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.

### **XIII. POPULATION AND HOUSING**

No mitigation measures are required.

### **XIV. PUBLIC SERVICES**

#### **XIV-10 Public Services (Fire)**

- The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

#### **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)**

- The plans shall incorporate the Design Guidelines (defined in the following sentence) 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-40 Public Services (Construction Activity Near Schools)**

- The developer and contractors shall maintain ongoing contact with administrators of Nevada Elementary School, Christopher Columbus Middle School, and Justice Street Elementary School. The administrative offices shall be contacted when demolition, grading and construction activity begin on the project site so that students and their parents will know when such activities are to occur. The developer shall obtain school walk and bus routes to the schools from either the administrators or from the LAUSD's Transportation Branch (323) 342-1400 and guarantee that safe and convenient pedestrian and bus routes to the school be maintained.
- The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.

- There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets adjacent to the school.
- Due to noise impacts on the schools, no construction vehicles or haul trucks shall be staged or idled on these streets during school hours.

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

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

- (Subdivision) Pursuant to Section 17.12 of the Los Angeles Municipal Code, land within the subdivision shall be dedicated to the City of Los Angeles for park purposes as determined by the Deputy Advisory Agency.

**XVI. TRANSPORTATION AND TRAFFIC****XVI-10 Increased Vehicle Trips/Congestion**

- Implementing the recommendations detailed in the Department of Transportation's communication to the Planning Department dated March 5, 2014 (Tentative Tract Map) and June 12, 2014 (Traffic Assessment Report) shall be complied with. Such report and mitigation measure(s) are incorporated herein by reference. The Department of Transportation recommends that the following Project Requirements be adopted as conditions of project approval:

**A. Highway Dedications and Improvements**

Fallbrook Avenue north of Roscoe Boulevard is a designated Secondary Highway in the Streets and Highways Element of the City's General Plan. Standard Plan S-470-0, effective November 10, 1999, dictates that the standard cross section for a Secondary Highway is a 35-foot half-roadway on a 45-foot half right-of-way. Fallbrook Avenue currently consists of a 30-foot half right-of-way; therefore, a 15-foot dedication and widening is required to bring the roadway and sidewalk to the Secondary Highway standard required by the General Plan.

The project is bordered by undeveloped land to the north owned by the Department of Water and Power making it very unlikely that Fallbrook Avenue would be extended northerly. For this reason in the event that the Department of City Planning decides to grant exemption to the full Secondary Highway widening standards, DOT recommends a minimum widening to Collector Street standard which include a 22-foot half-roadway on a 32-foot half right-of-way.

The applicant should contact the Bureau of Engineering (BOE) to determine exact dedication and widening standards and to ensure compliance of these requirements of the municipal code.



The applicant should contact BOE to determine any other required street improvements. All required street improvements shall be guaranteed through the B-permit process of BOE before the issuance of any building permit for this project. The street dedication shall be completed through Edmond Yew in the Land Development Group, (213) 977-7095. These measures shall be completed to the satisfaction of DOT and BOE prior to the issuance of any certificate of occupancy.

#### B. Site Access and Internal Circulation

This determination does not include final approval of the project's driveways, internal circulation, and parking scheme.

#### DOT Clearance Guidelines

Final DOT approval shall be obtained prior to issuance of any building permits. This should be accomplished by submitting a detailed site and/or driveway plan, at a scale of at least 1" = 40', to DOT's Valley Development Review Section at 6262 Van Nuys Boulevard, Suite 320, Van Nuys, 91401, prior to submittal of building plans for plan check to the Department of Building and Safety.

Pursuant to City Ordinance 180,542, effective March 27, 2009, application fees are required for all DOT related condition clearances and permit issuance activities for private development projects within the City, and must be received by DOT prior to the issuance of any approval, clearance or sign-off. A copy of this ordinance is available upon request.

### **XVI-30            Transportation (Haul Route)**

- The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.*(Hillside and Subdivisions)*: Projects involving the import/export of 1,000 cubic yards or more of dirt shall obtain haul route approval by the Department of Building and Safety.
- *(Hillside Projects)*:
  - All haul route hours shall be limited to off-peak hours as determined by Board of Building and Safety Commissioners.
  - The Department of Transportation shall recommend to the Building and Safety Commission Office the appropriate size of trucks allowed for hauling, best route of travel, the appropriate number of flag people.
  - The Department of Building and Safety shall stagger haul trucks based upon a specific area's capacity, as determined by the Department of Transportation, and the amount of soil proposed to be hauled to minimize cumulative traffic and congestion impacts.

**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:

- The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- The applicant shall submit a parking and driveway plan that incorporates design features that reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval.

**XVII. UTILITIES AND SERVICE SYSTEMS****XVII-10 Utilities (Local Water Supplies - Landscaping)**

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

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

- If conditions dictate pursuant to the LAMC, 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)**

- 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)**

- *(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.

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE****XVIII-30 End**

- The conditions outlined in this proposed mitigated negative declaration which are not already required by law shall be required as condition(s) of approval by the decision-making body except as noted on the face page of this document. Therefore, it is concluded that no significant impacts are apparent which might result from this project's implementation.

**Cumulative Impacts**

As discussed in the expanded Initial Study/Mitigated Negative Declaration (IS/MND) (*attached*) there may be environmental impacts which are individually limited, but significant when viewed in connection with the effects of past projects, other current project, and probably future projects. However, these cumulative impacts will be mitigated to a less than significant level through compliance with the above mitigation measures.

# MITIGATION MONITORING PROGRAM

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Section 21081.6 of the Public Resources Code requires a Lead Agency to adopt a “reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment” (Mitigation Monitoring Program, Section 15097 of the *CEQA Guidelines* provides additional direction on mitigation monitoring or reporting). This Mitigation Monitoring Program (MMP) has been prepared in compliance with the requirements of CEQA, Public Resources Code Section 21081.6, and Section 15097 of the CEQA Guidelines. The City of Los Angeles is the Lead Agency for this project.

A Mitigated Negative Declaration (MND) has been prepared to address the potential environmental impacts of the Project. Where appropriate, this environmental document identified Project design features, regulatory compliance measures, or recommended mitigation measures to avoid or to reduce potentially significant environmental impacts of the Proposed Project. This Mitigation Monitoring Program (MMP) is designed to monitor implementation of the mitigation measures identified for the Project.

The MMP is subject to review and approval by the City of Los Angeles as the Lead Agency as part of the approval process of the project, and adoption of project conditions. The required mitigation measures are listed and categorized by impact area, as identified in the MND.

The Project Applicant shall be responsible for implementing all mitigation measures, unless otherwise noted, and shall be obligated to provide documentation concerning implementation of the listed mitigation measures to the appropriate monitoring agency and the appropriate enforcement agency as provided for herein. All departments listed below are within the City of Los Angeles unless otherwise noted. The entity responsible for the implementation of all mitigation measures shall be the Project Applicant unless otherwise noted.

As shown on the following pages, each required mitigation measure for the proposed Project is listed and categorized by impact area, with accompanying discussion of:

Enforcement Agency – the agency with the power to enforce the Mitigation Measure.

Monitoring Agency – the agency to which reports involving feasibility, compliance, implementation and development are made, or whom physically monitors the project for compliance with mitigation measures.

Monitoring Phase – the phase of the Project during which the Mitigation Measure shall be monitored.

- Pre-Construction, including the design phase
- Construction
- Pre-Operation
- Operation (Post-construction)

## EXHIBIT D

Monitoring Frequency – the frequency of which the Mitigation Measure shall be monitored.

Action Indicating Compliance – the action of which the Enforcement or Monitoring Agency indicates that compliance with the required Mitigation Measure has been implemented.

The MMP performance shall be monitored annually to determine the effectiveness of the measures implemented in any given year and reevaluate the mitigation needs for the upcoming year.

It is the intent of this MMP to:

- Verify compliance of the required mitigation measures of the EIR;
- Provide a methodology to document implementation of required mitigation;
- Provide a record and status of mitigation requirements;
- Identify monitoring and enforcement agencies;
- Establish and clarify administrative procedures for the clearance of mitigation measures;
- Establish the frequency and duration of monitoring and reporting; and
- Utilize the existing agency review processes' wherever feasible.

This MMP shall be in place throughout all phases of the proposed Project. The entity responsible for implementing each mitigation measure is set forth within the text of the mitigation measure. The entity responsible for implementing the mitigation shall also be obligated to provide certification, as identified below, to the appropriate monitoring agency and the appropriate enforcement agency that compliance with the required mitigation measure has been implemented.

After review and approval of the final MMP by the Lead Agency, minor changes and modifications to the MMP are permitted, but can only be made by the Applicant or its successor subject to the approval by the City of Los Angeles through a public hearing. The Lead Agency, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed change or modification. The flexibility is necessary in light of the proto-typical nature of the MMP, and the need to protect the environment with a workable program. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the Lead Agency.

# MITIGATION MONITORING PROGRAM

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## Aesthetics

### **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 licensed Landscape Architect and to the satisfaction of the Planning Department.

**Enforcement Agency:** Los Angeles Department of City Planning (plan review); Los Angeles Department of Building and Safety (operation)

**Monitoring Agency:** Los Angeles Department of City Planning (plan review); Los Angeles Department of Building and Safety (operation and maintenance)

**Monitoring Phase:** Pre-construction; Construction

**Monitoring Frequency:** Once, at plan check for Project; Once, during field inspection

**Action Indicating Compliance:** Plan approval and issuance of applicable building permit (Preconstruction); Issuance of Certificate of Occupancy of Use of Land (Construction)

### **I-90 Aesthetics (Vandalism)**

Environmental impacts may result from project implementation due to potential vandalism. However, these impacts will be mitigated to a less than significant level by the following measures:

- Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from, debris, rubbish, garbage, trash, overgrown vegetation or other similar material pursuant to Municipal Code Section 91.8104.
- The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a street or alley, pursuant to Municipal Code Section 91.8104.15.

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Construction, operation

**Monitoring Frequency:** Once, at plan check for project; Once, at field inspection prior to Certificate of Occupancy

**Action Indicating Compliance:** Plan approval and issuance of applicable building permit (Preconstruction); Issuance of Use of Land Permit (Construction)

**I-110 Aesthetics (Signage on Construction Barriers)**

Environmental impacts may result to the character and aesthetics of a neighborhood by project implementation. However, the potential impact will be mitigated to a less than significant level by the following measure:

- The applicant shall affix or paint a plainly visible sign, on publically accessible portions of the construction barriers, with the following language: "POST NO BILLS".
- Such language shall appear at intervals of no less than 25 feet along the length of the publically accessible portions of the barrier.
- The applicant shall be responsible for maintaining the visibility of the required signage and for maintaining the construction barrier free and clear of any unauthorized signs within 48 hours.

**Enforcement Agency:** Los Angeles Department of City Planning (plan review); Los Angeles Department of Building and Safety (operation)

**Monitoring Agency:** Los Angeles Department of City Planning (plan review); Los Angeles Department of Building and Safety (operation and maintenance)

**Monitoring Phase:** Pre-construction; Construction

**Monitoring Frequency:** Once, at plan check for Project; Once, during field inspection

**Action Indicating Compliance:** Plan approval and issuance of applicable building permit (Preconstruction); Issuance of Use of Land Permit (Construction)

**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 does not shine from adjacent residential properties, the wildlife migration trail to the north, or the public right-of-way, or from above.

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Pre-construction

**Monitoring Frequency:** Once, at plan check

**Action Indicating Compliance:** Plan approval

### **I-130 Aesthetics (Glare)**

Environmental impacts to adjacent residential properties may result from glare from the proposed project. However, the potential impacts will be mitigated to a less than significant level by the following measure:

- The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Pre-construction

**Monitoring Frequency:** Once, at plan check

**Action Indicating Compliance:** Plan approval

## **Air Quality**

### **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.
- Trucks having no current hauling activity shall not idle but be turned off.

**Enforcement Agency:** Los Angeles Department of building and Safety

**Monitoring Agency:** South Coast Air Quality Management District and Los Angeles Department of Building and Safety

**Monitoring Phase:** Pre-construction (Plan Check) and Operation

**Monitoring Frequency:** Once, during plan check, then Ongoing

**Action Indicating Compliance:** Certification of compliance with SCAQMD air pollution regulations shall be submitted to the decision maker and Building and Safety.

## Biology

### **IV-10 Habitat Modification (Nesting Native Birds, Hillside or Rural Areas)**

The project will result in the removal of vegetation and disturbances to the ground and therefore may result in take of nesting native bird species. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA). The following measures are as recommended by the California Department of Fish and Game:

- Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1- August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86).

- If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:
  - a. Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within 300 feet of the construction work area (within 500 feet for raptors) as access to adjacent areas allows. The surveys shall be conducted by a Qualified Biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.
  - b. If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species (within 500 feet for suitable raptor nesting habitat) until August 31.
  - c. Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.
  - d. The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Once, prior to issuance of building permit; or, if vegetation removal, building demolition or grading is initiated during the nesting season, as determined by a qualified biologist

**Action Indicating Compliance:** if vegetation removal, building demolition, or grading is initiated during the nesting season, submittal of a survey report by a qualified biologist.

#### **IV-50 Tree Report**

- Prior to the issuance of a grading or building permit, the applicant shall prepare and submit a Tree Report, prepared by a Tree Expert as defined in Section 17.02, indicating the location, size, type, and condition of all existing trees on the site. Such report shall

also contain a recommendation of measures to ensure the protection, relocation, or replacement of affected trees during grading and construction activities

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Ongoing during construction

**Action Indicating Compliance:** Issuance of Certificate of Occupancy or Land Use Permit

#### **IV-60 Tree Preservation (Grading Activities)**

- “Orange fencing” or other similarly highly visible barrier shall be installed outside of the drip line of locally protected and significant (trunk diameter of 8 inches or greater) non-protected trees, or as may be recommended by the Tree Expert. The barrier shall be maintained throughout the grading phase, and shall not be removed until the completion and cessation of all grading activities.

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Ongoing during construction

**Action Indicating Compliance:** Issuance of Certificate of Occupancy or Land Use Permit

#### **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:

- Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.
- 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.

**Enforcement Agency:** Board of Public Works Urban Forestry Division

**Monitoring Agency:** Board of Public Works Urban Forestry Division

**Monitoring Phase:** pre-construction

**Monitoring Frequency:** Once, at plan check, and once at field inspection

**Action Indicating Compliance:** Issuance of Certificate of Occupancy

#### **IV-80 Tree Removal (Locally Protected Species)**

Environmental impacts may result due to the loss of protected trees on the site. However, these potential impacts will be mitigated to less than significant level by the following measures:

- All protected tree removals require approval from the Board of Public Works.
- A Tree Report shall be submitted to the Urban Forestry Division of the Bureau of Street Services, Department of Public Works, for review and approval (213-847-3077), prior to implementation of the Report's recommended measures.
- A minimum of two trees (a minimum of 48-inch box in size if available) shall be planted for each protected tree that is removed. The canopy of the replacement trees, at the time they are planted, shall be in proportion to the canopies of the protected tree(s) removed and shall be to the satisfaction of the Urban Forestry Division.
- The location of trees planted for the purposes of replacing a removed protected tree shall be clearly indicated on the required landscape plan, which shall also indicate the replacement tree species and further contain the phrase "Replacement Tree" in its description.
- Bonding (Tree Survival):
  - a. The applicant shall post a cash bond or other assurances acceptable to the Bureau of Engineering in consultation with the Urban Forestry Division and the decision maker guaranteeing the survival of trees required to be maintained, replaced or relocated in such a fashion as to assure the existence of continuously living trees for a minimum of three years from the date that the bond is posted or from the date such trees are replaced or relocated, whichever is longer. Any change of ownership shall require that the new owner post a new oak tree bond to the satisfaction of the Bureau of Engineering. Subsequently, the original owner's oak tree bond may be exonerated.

- b. The City Engineer shall use the provisions of Section 17.08 as its procedural guide in satisfaction of said bond requirements and processing. Prior to exoneration of the bond, the owner of the property shall provide evidence satisfactory to the City Engineer and Urban Forestry Division that the oak trees were properly replaced, the date of the replacement and the survival of the replacement trees for a period of three years.

**Enforcement Agency:** Board of Public Works Urban Forestry Division

**Monitoring Agency:** Board of Public Works Urban Forestry Division

**Monitoring Phase:** Pre-Construction, Construction

**Monitoring Frequency:** Once during plan check, once during field inspection

**Action Indicating Compliance:** Issuance of Certificate of Occupancy

## **V. Cultural Resources**

### **V-20 Cultural Resources (Archaeological)**

If any archaeological materials are encountered during the course of project development, further development activities in the area of the find shall halt and:

- a. The services of an archaeologist shall then be secured by contacting the South Central Coastal Information Center (657-278-5395) located at California State University Fullerton, or a member of the Society of Professional Archaeologist (SOPA) or a SOPA-qualified archaeologist, who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
- b. The archaeologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
- c. The applicant shall comply with the recommendations of the evaluating archaeologist, as contained in the survey, study or report.
- d. Project development activities may resume once copies of the archaeological survey, study or report are submitted to:  
SCCIC Department of Anthropology  
McCarthy Hall 477  
CSU Fullerton  
800 North State College Boulevard  
Fullerton, CA 92834
- e. Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, archaeological reports have been submitted, or a statement indicating that no material was discovered.

- f. A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Ongoing during construction

**Action Indicating Compliance:** Issuance of Certificate of Occupancy or Land Use Permit

### **VI-30 Cultural Resources (Paleontological)**

If any paleontological materials are encountered during the course of project development, further development activities in the area of the find shall halt and:

- a) The services of a paleontologist shall then be secured by contacting the Center for Public Paleontology - USC, UCLA, California State University Los Angeles, California State University Long Beach, or the Los Angeles County Natural History Museum - who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
- b) The paleontologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
- c) The applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study or report.
- d) Project development activities may resume once copies of the paleontological survey, study or report are submitted to the Los Angeles County Natural History Museum.
- e) Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, paleontological reports have been submitted, or a statement indicating that no material was discovered.
- f) A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Ongoing during construction

**Action Indicating Compliance:** Issuance of Certificate of Occupancy or Land Use Permit

**VI-30 Cultural Resources (Human Remains)**

In the event that human remains are discovered during excavation activities, the following procedure shall be observed:

- a) Stop construction activities in the area of the find and contact the County Coroner:  
1104 N. Mission Road  
Los Angeles, CA 90033  
323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or  
323-343-0714 (After Hours, Saturday, Sunday, and Holidays)
- b) The coroner has two working days to examine human remains after being notified by the responsible person. If the remains are Native American, the Coroner has 24 hours to notify the Native American Heritage Commission.
- c) The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendent of the deceased Native American.
- d) The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods.
- e) If the descendent does not make recommendations within 48 hours the owner shall reinter the remains in an area of the property secure from further disturbance, or;
- f) If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission.

Discuss and confer means the meaningful and timely discussion careful consideration of the views of each party.

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Ongoing during construction

**Action Indicating Compliance:** Issuance of Certificate of Occupancy or Land Use Permit

**VI. Geology and Soils****VI-10 Seismic**

Seismic 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:

- 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.

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Ongoing during construction

**Action Indicating Compliance:** Issuance of Certificate of Occupancy or Land Use Permit

## **VI. Geology and Soils**

### **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.

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Ongoing during construction



**Action Indicating Compliance:** Issuance of Certificate of Occupancy or Land Use Permit

## Green House Gas Emissions

### VII-10 Greenhouse Gas Emissions

- **Install a demand (tankless or instantaneous) water heater system or high efficiency central boiler 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.**

**Enforcement Agency:** Los Angeles Department of Building and Safety; SCAQMD

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Periodic field inspections during construction

**Action Indicating Compliance:** Field inspection sign-off

## Hazards and Hazardous Materials

### VIII-10 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.
- **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.

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Pre-Construction and Construction

**Monitoring Frequency:** Ongoing during construction

**Action Indicating Compliance:** Issuance of Certificate of Occupancy or Land Use Permit

## Hydrology and Water Quality

### **X-50 Stormwater Pollution (Demolition, Grading, and Construction)**

- Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.
- Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.
- Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.

**Enforcement Agency:** Los Angeles Department of City Planning

**Monitoring Agency:** Los Angeles Department of City Planning

**Monitoring Phase:** Pre-construction

**Monitoring Frequency:** Once, at plan check

**Action Indicating Compliance:** Issuance of building permit

## Land Use and Planning

### **X-10 General Plan Designation/Zoning**

- The Proposed Project would permit intensities and or densities exceeding those permitted by the existing Community Plan. However, this potential impact will be mitigated to a level of insignificance by adoption of the proposed General Plan Amendment and compliance with the mitigation measures required by this mitigated negative declaration.

**Enforcement Agency:** Los Angeles Department of City Planning

**Monitoring Agency:** Los Angeles Department of City Planning

**Monitoring Phase:** Pre-construction

**Monitoring Frequency:** Once, at plan check

**Action Indicating Compliance:** Issuance of building permit

## Noise

### **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.

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Ongoing during field inspection

**Action Indicating Compliance:** Issuance of Certificate of Occupancy or Use of Land

## Public Services

### **XIV-10      Public Services (Fire)**

Environmental impacts may result from project implementation due to the location of the project in an area having marginal fire protection facilities. However, this potential impact will be mitigated to a less than significant level by the following measure:

- The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Pre-Construction

**Monitoring Frequency:** Once, at plan check

**Action Indicating Compliance:** Issuance of building permits

### **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.

**Enforcement Agency:** Los Angeles Department of building and Safety

**Monitoring Agency:** Los Angeles Department of building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Periodic field inspections during construction

**Action Indicating Compliance:** Field inspection sign-off

**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.

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Pre-Construction

**Monitoring Frequency:** Once, at plan check

**Action Indicating Compliance:** Issuance of building permits

**XIV-40          Public Services (Construction Activity Near Schools)**

Environmental impacts may result from project implementation due to the close proximity of the project to a school. However, the potential impact will be mitigated to a less than significant level by the following measures:

- The developer and contractors shall maintain ongoing contact with administrator of Elementary School, Christopher Columbus Middle School, and Justice Street Elementary School. The administrative offices shall be contacted when demolition, grading and construction activity begin on the project site so that students and their parents will know when such activities are to occur. The developer shall obtain school walk and bus routes to the schools from either the administrators or from the LAUSD's Transportation Branch

(323)342-1400 and guarantee that safe and convenient pedestrian and bus routes to the school be maintained.

- The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets adjacent to the school.
- Due to noise impacts on the schools, no construction vehicles or haul trucks shall be staged or idled on these streets during school hours.

**Enforcement Agency:** Los Angeles Department of building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Ongoing, during construction.

**Action Indicating Compliance:** Issuance of a Certificate of Occupancy

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

- 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.

**Enforcement Agency:** Los Angeles Department of Building and Safety, Los Angeles Department of Transportation

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Ongoing during construction

**Action Indicating Compliance:** Issuance of Certificate of Occupancy or Land Use Permit

### **Recreation**

#### **XV-10 Recreation (Increase Demand for Parks or Recreational Facilities)**

Environmental impacts to the future hiking and equestrian trails may result project implementation. However, the potential impacts will be mitigated to a less than significant level by the following measure:

- (Subdivision) Pursuant to Section 17.12 of the Los Angeles Municipal Code, land within the subdivision shall be dedicated to the City of Los Angeles for park purposes as determined by the Deputy Advisory Agency.

**Enforcement Agency:** Los Angeles Department of City Planning, Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Pre-Construction, Construction

**Monitoring Frequency:** Once at plan check, once during field inspection

**Action Indicating Compliance:** Issuance of building permit, and issuance of Certificate of Occupancy or Land Use Permit

## Transportation and Traffic

### **XVI-10 Increased Vehicle Trips/Congestion**

Highway Dedications and Improvements. Fallbrook Avenue north of Roscoe Boulevard is designated Secondary Highway in the Streets and Highways Element of the City's General Plan. Standard Plan S-470-0, effective November 10, 1999, dictates that the standard cross section for a Secondary Highway is a 5-foot half-roadway on a 45-foot half right-of-way. Fallbrook Avenue currently consists of a 30-foot half right-of-way; therefore, a 5-foot dedication and widening is required of bring the roadway and sidewalk to the Secondary Highway standard required by the General Plan.

The project is bordered by undeveloped land to the north owned by the Department of Water and Power making it very unlikely that Fallbrook Avenue would be extended northerly. For this reason in the event that the Department of City Planning decides to grant exemption to the full Secondary Highway widening standards, DOT recommends a minimum widening to Collector Street standard which include a 22-foot half-roadway on a 32-foot half right-of-way.

The applicant should contact the Bureau of Engineering (BOE) to determine exact dedication and widening standards and to ensure compliance of these requirements of the municipal code. The applicant should contact BOE to determine any other required street improvements. All required street improvements shall be guaranteed through the B-Permit process of BOE before the issuance of any building permit for this project. The street dedication shall be completed through Edmond Yew in the Land Development Group, (213) 977-7095. These measures shall be completed to the satisfaction of DOT and BOE prior to the issuance of any certificate of occupancy.

**Enforcement Agency:** Los Angeles Department of Building and Safety, Los Angeles Department of Transportation

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Ongoing during construction

**Action Indicating Compliance:** Issuance of Certificate of Occupancy or Land Use Permit

### **XVI-30      Transportation (Haul Route)**

- The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- *(Non-Hillside):* Projects involving the import/export of 20,000 cubic yards or more of dirt shall obtain haul route approval by the Department of Building and Safety.
- *(Hillside and Subdivisions):* Projects involving the import/export of 1,000 cubic yards or more of dirt shall obtain haul route approval by the Department of Building and Safety.
- *(Hillside Projects):*
  - All haul route hours shall be limited to off-peak hours as determined by Board of Building and Safety Commissioners.
  - The Department of Transportation shall recommend to the Building and Safety Commission Office the appropriate size of trucks allowed for hauling, best route of travel, the appropriate number of flag people.
  - The Department of Building and Safety shall stagger haul trucks based upon a specific area's capacity, as determined by the Department of Transportation, and the amount of soil proposed to be hauled to minimize cumulative traffic and congestion impacts.

**Enforcement Agency:** Los Angeles Department of Building and Safety, Los Angeles Department of Transportation

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Ongoing during construction

**Action Indicating Compliance:** Issuance of Certificate of Occupancy or Land Use Permit



**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:

- The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- The applicant shall submit a parking and driveway plan that incorporates design features that reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval.

**Enforcement Agency:** Los Angeles Department of Building and Safety, Los Angeles Bureau of Engineering, Los Angeles Department of Transportation

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Pre-Construction

**Monitoring Frequency:** Once, at plan check

**Action Indicating Compliance:** Issuance of building permit.

**Public Utilities and Service Systems****XVII-10 Utilities (Local Water Supplies - Landscaping)**

- The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g, use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).
- In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:
  - Weather-based irrigation controller with rain shutoff
  - Matched precipitation (flow) rates for sprinkler heads
  - Drip/microspray/subsurface irrigation where appropriate
  - Minimum irrigation system distribution uniformity of 75 percent
  - Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials
  - Use of landscape contouring to minimize precipitation runoff

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Pre-construction

**Monitoring Frequency:** Once, at plan check

**Action Indicating Compliance:** Plan approval

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

- If conditions dictate pursuant to the LAMC, 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.
- 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.)

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Pre-construction

**Monitoring Frequency:** Once, at plan check

**Action Indicating Compliance:** Plan approval

#### **XVII-40      Utilities (Local Water Supplies - New Residential)**

- Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.
- Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be

incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.

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

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Pre-construction

**Monitoring Frequency:** Once, at plan check

**Action Indicating Compliance:** Plan approval

#### **XVII-90      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.
- (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.

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Pre-construction

**Monitoring Frequency:** Once, at plan check

**Action Indicating Compliance:** Plan approval

## Mandatory Findings of Significance

### **XVIII-10 Cumulative Impacts**

There may be environmental impacts which are individually limited, but significant when viewed in connection with the effects of past projects, other current projects, and probable future projects. However, these cumulative impacts will be mitigated to a less than significant level through compliance with the above mitigation measures.

### **XVIII-30 End**

The conditions outlined in this proposed mitigated negative declaration which are not already required by law shall be required as condition(s) of approval by the decision-making body except as noted on the face page of this document. Therefore, it is concluded that no significant impacts are apparent which might result from this project's implementation.

CITY OF LOS ANGELES  
CALIFORNIA

HOLLY L. WOLCOTT  
Interim City Clerk



ERIC GARCETTI  
MAYOR

Office of the  
CITY CLERK

Council and Public Services  
Room 395, City Hall  
Los Angeles, CA 90012  
General Information - (213) 978-1133  
Fax: (213) 978-1040

SHANNON HOPPE  
Council and Public Services  
Division

[www.cityclerk.lacity.org](http://www.cityclerk.lacity.org)

When making inquiries relative to  
this matter, please refer to the  
Council File No.

June 27, 2014

To All Interested Parties:

The City Council adopted the action(s), as attached, under Council File No. 14-0825, at its meeting held June 25, 2014.

City Clerk  
wrq

EXHIBIT E

TO CITY CLERK FOR PLACE IT ON NEXT  
REGULAR COUNCIL AGENDA TO BE POSTED

#55

14-0825

JUN 18 2014

PLANNING & LAND USE MANAGEMENT

MOTION

Rule 16

The property located at 8500 Fallbrook Avenue in West Hills, the former site of the Boeing Recreation Center, was recently sold and is undergoing the Planning entitlement process for a zone change, general plan amendment and vesting tentative tract map for the construction of single family homes.

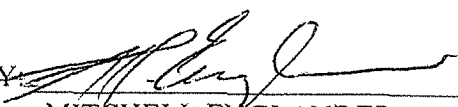
This portion of Fallbrook Avenue is a designated Secondary Highway, requiring a 35-foot half roadway on a 45-foot half right-of-way. Based on the current classification, this project is required to provide a minimum 8-foot wide public right of way dedication and standard improvements along Fallbrook Avenue, to comply with the City's standards.

Currently, Fallbrook Avenue terminates beyond the subject property, and the undeveloped land to the north known as the Chatsworth Nature Preserve is Open Space owned by the Los Angeles Department of Water and Power. It is unlikely that Fallbrook Avenue will be extended beyond its current terminus, rendering any additional widening along the subject property unnecessary. Therefore, it is more appropriate for this portion of Fallbrook Avenue to be designated as a Modified Secondary Highway, so that the existing right of way can remain as is.

I THEREFORE MOVE that the City Planning Department with the assistance of Department of Transportation and Bureau of Engineering designate Fallbrook Avenue from Eccles Street to its northerly terminus a Modified Secondary Highway right of way standard. This Modified Secondary Highway standard will maintain the current roadway in its improved condition, with an approximate 77-foot right of way, and a minimum 62-foot roadway surface. Additional sidewalk easement to comply with Americans with Disabilities Act shall be provided.

I FURTHER MOVE that City Planning prepare the necessary amendment to the Chatsworth-Porter Ranch Community Plan for the Fallbrook Avenue street reclassification.

PRESENTED BY

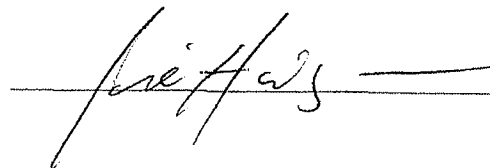
  
MITCHELL ENGLANDER  
Councilmember, Twelfth District


**ADOPTED**

JUN 25 2014

SECONDED BY:

LOS ANGELES CITY COUNCIL



  
JUN 18 2014

ORIGINAL



MITCHELL ENGLANDER  
COUNCILMEMBER, 12<sup>TH</sup> DISTRICT  
PRESIDENT PRO TEMPORE, LOS ANGELES CITY COUNCIL

April 17, 2015

Deputy Advisory Agency/Hearing Officer  
Department of City Planning  
City Hall  
Los Angeles, CA 90012

RE: Case Nos. VTT-72373-SF-SL and CPC-2014-0194-GPA-ZC  
8500 Fallbrook Avenue, West Hills

I would like to take this opportunity to voice my support for the proposed project at 8500 Fallbrook Avenue.

The developer has worked closely with the West Hills Neighborhood Council (WHNC) and adjacent neighbors since the purchase of the property and inception of the project. The project is designed to be sensitive to the existing community, providing a transition of housing types between Fallbrook Avenue and the eastern portion of the site adjacent to existing residential.

Additionally, the applicant has agreed to meet and incorporate the conditions set forth by the WHNC in their March 26, 2014 letter recommending approval of the project. Of specific note is their Condition #4, which states, "Michale Street to the east of the proposed development to remain unchanged, unimproved, and closed the project." This condition was a direct result of discussions with the abutting neighbors, who have expressed their strong desire that Michale Street remain unchanged, contrary to the City's standard requirement that the project complete a cul-de-sac at this location. I support the community and WHNC's position and strongly oppose any modification to Michale Street.

I appreciate the developer's efforts to work with the community and the continuing engagement of the WHNC and neighbors on this issue. The result is a thoughtfully designed project that will add to this established community. I therefore urge your support of the proposed project.

Thank you for your consideration.

Sincerely,

MITCHELL ENGLANDER

Los Angeles City Council President Pro Tempore  
Councilmember, Twelfth District

EXHIBIT F

ME:hl





# West Hills Neighborhood Council

"It's our neighborhood.  
Let's build a community."

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Charlene Rothstein

*Vice President  
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Michelle Ritchie

Los Angeles City Councilmember Mitchell Englander

Council District 12

200 N Spring St., Room 405

Los Angeles, Ca 90012

Re: California Home Builders

Planned Residential Community at 8500 Fallbrook Avenue

March 26, 2014

Dear Councilman Englander:

California Home Builders have presented a residential community proposal for the property at 8500 Fallbrook Avenue in West Hills.

After seven meetings with representatives from California Home Builders and community stakeholders, the West Hills Neighborhood Council's Zoning and Planning committee voted to support the project with the following four conditions.

- 1) construction of a median/island on Fallbrook Avenue, north of Roscoe Blvd., at the intersections of Eccles Street and Schoenborn Street to restrict vehicles from making east bound left turns onto Eccles Street and Schoenborn Street.
- 2) incorporate a left turn arrow with the traffic signal on Fallbrook Avenue and Roscoe Blvd, for southbound vehicles turning east onto Roscoe Blvd.
- 3) four lots, Numbers 66, 67, 68 and 69 adjacent to the proposed park space to be combined as additional park space and/or parking and not be built as residential units.
- 4) Michale Street to the east of the proposed development to remain unchanged, unimproved and closed to the project.



P.O. Box 4670, West Hills, CA 91308-4670  
mail@westhillsnc.org • www.westhillsnc.org



*Received: 12-3-2014*



Page 2  
continued

At the regularly scheduled WHNC Board meeting on March 4, 2014, the committee's recommendations were discussed and adopted and the project was approved by a vote of 11 ayes, 6 no's and 4 abstentions.

Should you have any questions, please feel free to contact us.

Respectfully,



Daniel J. Brin  
President/Co-Chair



Charlene Rothstein  
Vice President/Co-Chair

Cc Chief Planning Deputy Hannah Lee  
California Home Builders