



SOUTH VALLEY AREA PLANNING COMMISSION

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

Determination Mailing Date: SEP 30 2014

CASE: APCSV-2014-937-ZC-ZV-ZAA
CEQA: ENV-2014-936-MND

Council District: 3
Location: 20424 and 20432 West Stagg Street
Plan Area: Canoga Park- Winnetka- Woodland Hills- West Hills
Zone: RA-1
Proposed Zones: (T)(Q)RD6-1

Applicant: Stagg Village, LLC; Brenda Bischak
Representative: EZ Permits, LLC; Sean Nguyen

At its meeting on **September 11, 2014**, the following action was taken by the **South Valley Area Planning Commission**:

1. **Approved and Recommend** that the City Council adopt a **Zone Change** from RA-1 to (T)(Q)RD6-1.
2. **Approved Zone Variance** to allow zero square feet common open space for each dwelling unit in lieu of 175 square feet for dwelling having more than three habitable rooms in accordance with the Small Lot Ordinance prior to recordation of the final tract map.
3. **Approved Zoning Administrator's Adjustments** to allow a minimum 8-foot front yard along the north property line in lieu of the 20-foot required and a minimum 11-foot rear yard along the south property line in lieu of the 25-foot required
4. **Dismissed a Zoning Administrator's Adjustment** to allow zero building separation in lieu of the 10-foot requirement, as the project provides a minimum 15-foot building separation between any of the proposed footprints.
5. **Adopted** the attached Conditions of Approval and Findings.
6. **Adopted** the Mitigated Negative Declaration No. ENV-2014-936-MND for the above-referenced project.
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.

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

This action was taken by the following vote:

Moved: Commissioner Kim
Seconded: Commissioner Dierking
Ayes: Commissioners Beatty, Mather, and Cochran
Vote: 5-0



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

Effective Date/Appeals: This action of the South Valley Area Planning Commission will be final within 20 days from the mailing date on this determination unless an appeal is filed within that time to the City Council. The Zone Variance and Zoning Administrator's Adjustment are appealable to the City Council.

All appeals shall be filed on forms provided at the Planning Department's public Counters at 201 North Figueroa Street, Third Floor, Los Angeles, or at 6262 Van Nuys Boulevard, Room 251, Van Nuys. Forms are also available on-line at www.lacity.org/pln.

FINAL APPEAL DATE: OCT 20 2014

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

Attachments: (T) Conditions, Ordinance, Zone Change Map, (Q) Conditions, Zone Change Signature Sheet, Conditions of Approval, and Findings

C: Notification List
Sarah Hounsell

FINDINGS

General Plan/Charter Findings

- 1. General Plan Land Use Designation.** The subject property is located within the area covered by the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan which was adopted through an update by the City Council on August 17, 1999. The Community Plan designates the subject property for Low Residential land use with the corresponding zones of RE9, RS, R1, RU, RD6, and RD5. The property is presently zoned RA-1. The recommended Zone is (T)(Q)RD6-1 which is consistent with Land Use Designation. The Housing Element of the General Plan further promotes the development, preservation and enhancement of the quality residential neighborhoods of the City, and the proposed project is consistent with such policies.
- 2. General Plan Text.** The subject property is a level, rectangular shaped, consists of two parcels and approximately 0.92 net acres located in the Winnetka community in the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan. The Low Residential land use site has a 210-foot frontage along Stagg Street and a 190-foot depth and is located mid-block approximately 199 feet east of Mason Avenue. The combined site is vacant of tenants, but includes two existing single-family residences, associated structures and much overgrown landscaping including nine trees. The proposed project includes the demolition of the existing structures and landscaping for the use and construction of six two-story 27-foot 2-inch tall single-family residential dwellings on individual small lots with 12 resident parking spaces.

The project will provide needed new housing to meet the needs of projected population of the Community Plan. All dwellings will have four or more bedrooms to provide family housing. The development is in conformance with the zone and the land use of the Community Plan. The Community Plan text includes the following relevant land use goals, objectives, policies and programs:

Goal 1: A SAFE, SECURE, AND HIGH QUALITY RESIDENTIAL ENVIRONMENT FOR ALL ECONOMIC, AGE, AND ETHNIC SEGMENTS OF THE CANOGA-PARK-WINNETKA-WOODLAND HILLS-WEST HILLS COMMUNITY PLAN AREA.

Objective 1-1: Achieve and maintain a housing supply sufficient to meet the diverse economic needs of current and projected population to the year 2010.

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

Program: Recent changes in the Zoning Code set height limits for new single family residential development.

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

development, offers conventional, single-family, detached, fee-simple lots and small-lot dwellings.

The project satisfies these programs by offering aesthetically designed homes, which are compatible, in terms of density, massing, and height with adjacent and nearby residentially developed properties. The modest two-story height increase is still consistent with the nearby single-family heights of between 20 and 30 feet.

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

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

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

The architecture is a compatible infill project, and its character and scale is consistent with neighboring residential properties. Further, the development has been condition to comply with many of the Small Lot Design Guidelines. The project demonstrates quality architecture that is consistent with accepted design principles.

The proposed development of six single-family dwellings is allowable under the proposed zones and the land use designations. A private driveway will be developed to improve circulation for future residences with all driveway access taken entire to the project. As stated, the six dwellings will be limited to a maximum two-story height which will be to scale with other development within the vicinity.

Objective 1-1.4: Protect the quality of the residential environment through attention to the physical appearance of communities.

The proposed project will provide single-family dwellings designed as detached single-family homes. A benefit of a small lot development is that it can be located along a common access driveway. This produces less storm water runoff than a public cul-de-sac as more area is used for landscaping opportunities. Guest parking can be accommodated within each driveway pad access within the internal circulation to deter from overcrowding on the surface streets.

Objective 1-4: Provide a diversity of housing opportunities capable of accommodating all persons regardless of income, age or ethnic background.

Policy 1-3.4: Promote greater individual choice in type, quality, price and location of housing.

Program: The plan promotes greater individual choice through its allocation of lands for a variety of residential densities.

The project is contingent upon the recordation of the final tract map (Case No. VTT-72689-SL) which allows for the minimum yard setbacks and no private open space under the

Small Lot Subdivision, Ordinance No. 176,354 (effective January 31, 2005). Additionally, no certificates of occupancies are to be issued prior to the final map. This ensures that the development will be subdivided and in conformance with the Small Lot Ordinance.

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

HOUSING

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

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

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

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

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

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

Objective 1-2: Reduce automobile trips in residential areas by locating new housing in areas offering proximity to goods, services, and facilities.

Saticoy Street, just to the south of the project site, contains Metro Bus Lines which connects to larger transportation systems in the vicinity including the Amtrak/Metrolink Station, Van Nuys and Burbank airports, and the Orange and Red Lines. There are also several commercial and service uses located along Saticoy Street and Winnetka Avenue within a half mile to the southeast of the site.

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

The use as presented is permitted in the proposed zone and is consistent with the policies and objectives of the adopted General Plan Framework. The project furthers the goals and objectives of the Community Plan by providing for-sale housing, completing street improvements, limiting height, and providing private open space. Therefore, as conditioned herein, the proposed project will be consistent with the General Plan.

3. The **Transportation Element** of the General Plan is not likely to be affected by the recommended action herein. The proposed change of zone from RA-1 to (T)(Q)RD6-1 will not permit any differing uses on the site. The site will be developed with residential which is permitted under the current zoning. The residential development permitted in the requested zone will allow a maximum of six dwelling units, which is less than the threshold to require a traffic study of 75 units for condominiums or 40 lots for single-family.

Stagg Street is a Local Street dedicated to a 60-foot width and unimproved at the project's 210-foot street frontage and improved with a paved half roadway, utility pole and fire hydrant. With the development of the site, a curb, gutter, sidewalk and landscaped parkway with trees would be added. The proposed project will provide a minimum 12 residential parking spaces in conformance with the LAMC. The Department of Transportation is conditioned to approve the driveway and circulation plan.

Entitlement Findings

4. Zone Change Findings.

- a. **Pursuant to Section 12.32-F 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.**

The site is currently developed with two residences. It is one a few under-improved RA zoned properties in the vicinity. The development of this residential project is an infill of an otherwise mixed-density neighborhood. The developer met with the local residences group, the Council Office, and the Winnetka Neighborhood Council and redesigned some aspects of the project. The development of six single-family homes will be beneficial to the community as it provides more homeownership opportunities and is designed to fit into the existing development pattern. The zone change makes the project consistent with the public necessity, convenience, general welfare and good zoning practices.

Public Necessity: The granting of the proposed Zone Changes would result in a project that addresses public necessity by allowing the development of needed housing in the community and complimenting street improvements including creation of a sidewalk and connection to the existing sidewalk.

Convenience: Granting the proposed Zone Changes would result in a project that is consistent with the public's convenience. The project site is located in a residential and commercially mixed neighborhood within the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan area. The site is location on the south side of Stagg Street and its proximity to Mason Avenue, Saticoy Street and Winnetka Avenue provides convenient vehicular access and public transit opportunities for residential and commercial uses. It is also located within two blocks of two schools and less than a half mile northwest of the Runnymede Recreation Center. The residential use will serve the local neighborhood and the community at large by preserving and enhancing the character of the multi-family and single-family residential neighborhood, while being in close proximity to neighborhood commercial services.

General Welfare: Granting the requested zone change would be consistent with the General Welfare, in that the request involves a zone and use that is consistent with

the plan's underlying Land Use Designation of Low Residential. The improvements resulting from the zone change will enhance the visibility and aesthetic character of the site. Further, the project would be designed in conformance with all applicable fire and safety codes which are intended to promote the General Welfare. Lastly, the applicant is proposing a project that would be consistent with all applicable zoning regulations.

Good Zoning Practice: The Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan designated this neighborhood under Height District No. 1 which limits entire site to a floor area not to exceed three times the building area. It does not limit the height. On the other hand the proposed zone change will limit the height not to exceed two-stories with pitch roofs in lieu of flat, which provides for better rain run-off and more architectural interest. The zone change of the RA-1 to RD6-1 will allow for greater density and be more consistent with the Plan's Low Residential Land Use Designation. The proposed zoning will allow more density and preserve and enhance the character of the surrounding neighborhood consistent with the intent and purpose of the Community Plan. The zone change will also allow a higher density closer to major thoroughfares.

- b. Pursuant to Section 12.32.Q(a)(2) of the Municipal Code, the action, as recommended, has been made contingent upon compliance with new "T" and "Q" conditions of approval imposed herein for the proposed project. Such limitations are necessary to protect the best interests of and to assure a development more compatible with surrounding properties, to secure an appropriate development in harmony with the General Plan, and to prevent or mitigate the potential adverse environmental effects of the subject recommended action.

5. Zone Variance Findings.

- a. **The strict application of the provisions of the zoning ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations.**

The Low Residential land use site is currently zoned RA-1 and the recommended (T)(Q)RD6-1 zone change will be in conformance with the intent and purpose of the City's General Plan and unifies the site under one zone. The proposed six small lots are permitted within multiple-family zones. However, a variance is necessary to allow for zero square feet of common open space each dwelling unit in lieu of 175 square feet for dwelling having more than three habitable rooms prior to the recordation of the final tract map (VTT-72689-SL). The project is providing ample private open space (in excess of the required minimum) within the front and rear yards of each lot.

The variance is considered for this early start construction. A concurrent subdivision was approved by the Deputy Advisory Agency on August 28, 2014, which included the six small single-family lots in conformance with the Small Lot Ordinance (No. 176,354). That ordinance does not require passageways, building separation, or common open space once the final map is recorded. As the applicant has requested early start construction prior to recordation of the final tract map, so the variance is needed from the open-space requirements. The project has been conditioned to not be issued certificates of occupancies prior to the recordation of the final map. The variances are sought in order to remedy technical conflicts between the Small Lot

Ordinance, the general provision of the Planning and Zoning Code and policy of the Department of Building and Safety relative to commencing construction prior to final map recordation. To deny the variance would result in practical difficulties inconsistent with the general purposed of the zoning regulations. The design of this project was carefully considered to complement the surrounding area while addressing the need for housing the City, and the "early start" variance are only necessary until the final map records.

- b. There are special circumstances applicable to the subject property such as size, shape, topography, location or surroundings that do not apply generally to other property in the same zone and vicinity.**

The subject Low Residential land use property is comprised of two parcels totaling 0.92 acres with a 210-foot frontage on Stagg Street. Although there are other lots collectively similar in size and shape, the unique combination of a large lot with a large frontage provides enough space and sufficient access to accommodate a Small Lot subdivision. It is the intent and purpose of the Small Lot Ordinance to provide opportunities for the creative reuse of sites such as the subject to provide affordable single family housing in a multi-family zone.

Strict adherence of the open space requirements would be inconsistent with the spirit and intent of the Small-lot Ordinance No. 176,354. The ordinance allows for zero space and setback between buildings, has no passageway requirement, and exempts common open space requirements since each lot will only have one dwelling unit. To condition each requirement would in effect minimize the buildable floor area space for each dwelling. As stated, this variance for zero common open space is used only as a means to an "early start" prior to final map recordation.

The proposed zone change to RD6 would permit up to 6 base units on the large Stagg Street site and is less dense than an allowable RD5 Zone permitted within the Low Residential land use, which would allow for 7 apartments or condominiums on the same site. The map shows all lots having 6,655 square feet which is in line with the RD6 density; however, the rear yard setbacks are more consist with the surrounding RS zoned lots.

The subject site with the proposed zoning allows for the development. However the applicant is proposing six single-family small lots within the Low Residential land use. The project still provides adequate amounts of private open space located within the rear yards of each home and open front yards along the common access driveway. Each dwelling will have sufficient direct open air and natural light as intended by the open space requirement (LAMC Section 12.21-G,1).

- c. The variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property in the same zone and vicinity but which, because of the special circumstances and practical difficulties or unnecessary hardships, is denied the property in question.**

The open space variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other properties in the vicinity. The project was designed and proposed as a small-lot subdivision by utilizing Ordinance No. 176,354. The number of dwellings, the amount of parking and

the site access all conform with the design criteria described in LAMC Section 12.22-C,27 and the Small Lot Subdivision Guidelines. Again, the relief of the open space only applies prior to the map recording. The zone variance would allow early construction prior to the final recorded map consistent with the Small Lot Ordinance.

As explained herein, the strict application of the common open space requirement would create practical difficulties and unnecessary hardships to the subject property because the proposed project is a Small Lot Subdivision consisting of six single-family homes on separate fee-simple lots. The Small Lot Subdivision Ordinance requires that common open space be provided if the building footprints of all structures exceed 80 percent of the total lot area (LAMC Section 12.22-C,27) and required no building separation or passageways. The applicant is proposing these homes as detached single-family dwelling on individual lots with ample open space including a minimum rear yard setback of 30 feet. Strict adherence to the open space requirement, while maintaining a viable project, is impractical. The property rights generally possessed by property owners in the same zone or vicinity are denied to this property owner who must seek variances to allow the proposed project, which is consistent with the Small Lot Subdivision Ordinance to be constructed prior to recordation of the final map. Thus, such variance is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by others in the same zone and vicinity but because of such special circumstances and practical difficulties or unnecessary hardship, are denied the property in question.

- d. **The granting of the variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the property is located.**

The proposed project is not materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity. The project exhibits design qualities and features that will make it desirable and beneficial to the neighborhood. The applicant has shown sensitivity to the neighboring properties and uses by designing a building that fits in with surrounding building massing and provides transitions that are sensitive to the surrounding uses. The proposed project would provide an appropriate transitional development between the abutting single-family. The proposed project will comply with all LAMC requirements for parking, yard and open space in accordance with the Small Lot Ordinance (No. 176,354).

The project will contribute to the public welfare by providing safe and new housing. Rather than other typically attached, multi-residential townhome developments in the immediate community, the project will feature six stand-alone small-lot single-family homes. This project will further inspire similar proposed developments in the community in hopes of addressing the lack of quality single-family housing.

There are potential public health problems caused by the improvement of the proposed subdivision. However, all are being mitigated through the environmental document and further measures were added within the Conditions of Approval, which need to be satisfied prior to completion of the project. The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed development does not violate the existing California Water Code because

the subdivision will be connected to the public sewer system. Therefore, the granting of the proposed adjustments is in conformance with the spirit and intent of the Planning and Zoning Code and will not be materially detrimental to the public welfare or injurious to others in the same zone or vicinity.

e. The granting of the variance will not adversely affect any element of the General Plan.

One of the key policies of the Framework Element is to “provide sufficient lands for the development of an adequate supply of housing units.” With the six small lot development proposes, the project will be consistent with this provision of the Framework Element. The Framework Element includes the following objective:

Objective 3.3: Accommodate projected population and employment growth within the City and each community plan area, and plan for the provision of adequate supporting transportation and utility infrastructure and public services.

The Framework acknowledges that over time, the City’s population will continue to grow. The need for housing this population is part of the City’s Housing Element and RHNA figures. The Framework Element also states that the City “has insufficient vacant properties to accommodate forecast population increases. Consequently, the City’s growth will require the reuse and intensification of existing developed properties.” The project is part of the solution to meeting the City’s housing need.

The purpose of the General Plan, in part, is 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...reflect economic potentials and limits, land development and other trends; and protect investment to the extent reasonable and feasible”. The reduction of the common open space will not adversely affect the General Plan. The proposed project adheres to Small-lot Subdivision Ordinance No. 176,354 which contributes to the overall vibrancy and health of the community. The design of this project was carefully considered to complement the surrounding area while addressing the need for housing in the City of Los Angeles, and the variances are only necessary until the final map recordation process is complete.

Granting of variances to permit zero common open space will not adversely affect any element of the General Plan. The proposed development of six new small lots are allowable under the proposed zoning and current the land use designations. Small lots provide a more affordable single-family dwelling than traditional homes as the houses are more compact in design. Furthermore, after the tract map records, the project will conform to all other LAMC requirements, except access granted herewith, for the RD6 Zone including setbacks, parking, and lot area.

The Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan calls for “...a housing supply sufficient to meet the diverse economic needs of current and projected population” (Objective 1-1). The proposed Small Lot Subdivision is consistent with these goals as outlined in the Community Plan.

The proposed project will contribute to the public welfare by providing safe and attractive new housing. Rather than another typically attached, multiple-family residential development in the immediate community, the project will feature six single-family, fee simple lots and two traditional lots. This project could inspire similar proposed developments in the surrounding community in the hope of promoting alternative quality single-family housing. For these reasons as well as the others described herewith the subject variance for no common open space will not adversely affect any element of the General Plan.

6. Zoning Administrator's Adjustment Findings

- a. **While site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms with the intent of those regulations.**

The Zoning Administrator's Adjustment allows the construction of residences with less than the required front and rear yard setbacks prior to final map recordation. A minimum 8-foot front yard along the north property line is proposed in lieu of the 20-foot required and a minimum 11-foot rear yard along the south property line in lieu of the 25-foot required. The actual rear yard of each lot, located along the east and west property lines are proposed between 30 and 36 feet in depth, in excess of the 25-foot requirement. As Department of Building and Safety required front yard be designated from the street frontage and rear from the opposite property line, the adjustment for early start construction is necessary.

In the Residential Citywide Design Guidelines, Objective 1 stated that project should "consider neighborhood context and linkages in building and site design. In small lot subdivision where there is an existing average prevailing setback, that setback should be provided for continuity along the street edge". The majority of the main building plain of the front two dwellings is setback approximately 16 feet from the north property line. The front porch and kitchen area project within this space another 8 feet. This projection however is only on the first floor with the second story maintaining the 16-foot step-back.

The Small Lot Ordinance allows, by-right, the variations from the standards of the Los Angeles Municipal Code as proposed by this project. The Small Lot Ordinance does not require that an applicant obtain any entitlement for adjustment or variance as requested herein for this project. The purpose of the Small Ordinance is to facilitate the creation of affordable housing units for fee-simple ownership in multi-family zones. It would be contrary to the intent and spirit of the zoning regulations to not permit the proposed entitlements, as the Small Lot Ordinance explicitly permits the proposed entitlements by rights, or with limited discretion under the subdivision determination. Therefore, the proposed site improvements relative to the compliance with the Zoning Code and the Small Lot Ordinance make strict application of the zoning regulation impractical an infeasible.

The Zoning Code regulates front, side and rear yards and separation of buildings to ensure uniformity and standardization of yards for residential properties located in the same zone and land use designation. This is to provide consistency of minimum yards and open space on properties located in the same zone. The project will

provide just over an 11-foot setbacks along the south property line which will be the side property line once the tract is recorded and provides adequate light and air to both rear dwellings. The standard yards and passageway requirements pursuant would require the applicant to delay construction until after the final map is recorded.

The Small Lot Ordinance explicitly permits the proposed entitlements and does not require that the applicant request adjustments, variances or other entitlements in granting an approval for a Small Lot Subdivision. It is matter of policy of the Department of Building and Safety that applicants, who wish to begin construction prior to the recordation of the Tract Map, obtain these entitlements. It was never the intent of the Small Lot Ordinance to require additional entitlement processes for those development standards explicitly addressed by said ordinance, outside of the discretion of the subdivision determination. This "early start" Zoning Administrator's Adjustment is only necessary for the construction of dwelling units prior to final map recordation. The project will comply with the small lot subdivision setback standards once the final map is recorded. Further, the Ordinance was amended by the City Council to do away with the necessity of these adjustment and variance becoming effective on September 17, 2014. However, as it is not effective to date, the applicant requested to maintain required entitlements. Therefore, the granting of the proposed adjustments is in conformance with the spirit and intent of the Planning and Zoning Code.

- b. In light of the project as a whole including any mitigation measures imposed, the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.**

The small lot portion of the site consists of two rectangular lots that total of approximately 39,930 gross square feet. The site is located along a combined 210-foot frontage on the south side of Stagg Street mid-block between Mason Avenue to the west and Oso Avenue to the east. The depth is 190 feet. Currently there are two homes located on the site to be demolished with the approval of the project. Being one of the few unimproved properties in the vicinity, the development of this single-family housing project is an infill of an otherwise mixed-density neighborhood.

The area is level and consists of a mix of urban development including public facilities, commercial, multiple-family, and single-family uses. The proposed project would provide an appropriate transitional development between the surrounding single-family in the R1 and RS Zones. The proposed project would provide for sale single-family homes on six small lots. The proposed small lot portion of the project will comply with all LAMC requirements for parking, yards, and open space in accordance with Small Lot Ordinance (No. 176,354).

The Small Lot Ordinance (No. 176,354 LAMC Section 12.22-C,27(e-f)) became effective January 31, 2005 and allows single family lots to be developed with no front, side or rear yard setbacks, and no passageways (space between buildings). However, the ordinance does require a 5-foot setback from neighboring properties not within the subdivision. The adjustments are sought in order to remedy technical conflicts between the Small Lot Ordinance, the general provision of the Planning and

Zoning Code and policy of the Department of Building and Safety relative to commencing construction prior to final map recordation.

The project site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for fish. However, the site does contain several trees that may provide habitat for protected birds. The Department of Fish and Wildlife has recommended that mitigation measure regarding nesting native birds be conditioned with the approval of the tract. On July 23, 2014, the City Planning Department issued Mitigated Negative Declaration No. ENV-2014-936-MND. This Mitigated Negative Declaration reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts are mitigated to a less than significant level. The consideration is whether or not the adjustments themselves would result in adverse impacts. The adjustments are required as the Department of Building and Safety will not issue permits for the construction prior to the recordation of the tract map; therefore, the adjustments are merely technical in nature. Once the tract map is recorded, no adjustment entitlement would be required for the project as designed. Therefore, all other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

- c. **The project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.**

The purpose of the General Plan, in part, is 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...reflect economic potentials and limits, land development and other trends; and protect investment to the extent reasonable and feasible.” The technical need for a front and rear yard setback Adjustment will not adversely affect the General Plan. On the contrary, this proposed project, adhering to Small Lot Subdivision Ordinance No. 176,354 is, in fact, contributing to the overall vibrancy and health of the community.

The Land Use Element of the City’s General Plan divides the city into 35 Community Plans. The applicable Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan designates the subject property for Low Residential land use with the corresponding zones of RE9, RS, R1, RU, RD6, and RD5. The proposed development of six single-family dwelling, in accordance with the Small Lot Subdivision Ordinance, and two single-family dwelling on the flag lot are allowable under the current the land use designation and proposed zone change herewith. The site is not located within any geographic specific plan area.

The Housing Element of the General Plan encourages the creation of new and affordable housing stock, as there remains a very strong demand for new affordable single family dwellings. With respect to the demand, the Small Lot Ordinance was created to facilitate the development of such housing by reducing the lot area, yard setback and open space requirements. The Community Plan (a component of the Land Use Element of the General Plan) clearly “promotes neighborhood

preservation, particularly in existing single family neighborhoods, as well as in areas with existing multiple family residences” (Policy 1-1.7). Additionally, the Community Plan wants to “provide for development of townhouses and other similar condominium type housing units to increase home ownership options” (Policy 1-3.4). To further accommodate the needs and desires of the Community Plan, ordinances such as the Small Lot Ordinance were created to augment the number of housing choices for individuals. The Small Lot Ordinance provides opportunities to accommodate fee-simple ownership of homes in multi-family zones, whereby reducing lot area, open space and yard requirements would assist with accommodating the creation of smaller single family homes. The proposed project is designed consistent with said ordinance and would not be required to obtain the adjustments herein following the recordation of the tract map.

In consideration that the adjustment entitlements are technical in nature and would not be required after the map recordation, the granting of the adjustments is in conformance with the intent and provisions of the General Plan and Community Plan.

CEQA Findings

7. **Environmental.** A Mitigated Negative Declaration (ENV-2014-936-MND) was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND, there is no substantial evidence that the proposed project will have a significant effect on the environment. The Mitigated Negative Declaration reflects the lead agency’s independent judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street. I hereby adopt the Mitigated Negative Declaration and impose those conditions in this approval.

CONDITIONS OF APPROVAL

1. **Setbacks.** Permit the following variation to yards, building separations, passageways, and open space for "early start construction" of the small lot subdivision. However, no certificate of occupancies shall be issued until the final tract map (VTT-72689-SL) has been recorded:
 - a. Allow a minimum 8-foot front yard along the north property line in lieu of the 20-foot required.
 - b. Allow a minimum 11-foot rear yard along the south property line in lieu of the 25-foot required.
2. **Open Space.** Zero square feet of common open space for each dwelling unit in lieu of 175 square feet for dwelling having more than three habitable rooms.
3. **Driveways.** Any unused curb and driveways cuts shall be replaced with sidewalk and parkways to maintain continuity for pedestrians.
4. **Security Gates.** No gates shall be permitted for vehicles entering and exiting the development.
5. **Landscaping.** Preserve any trees in "good" or "excellent" condition which do not interfere with the proposed building footprints.
6. **Construction Damage Bond.**
 - a. A cash bond or security ("Bond") shall be posted in accordance with terms, specifications, and conditions to the satisfaction of the Bureau of Engineering and shall remain in full force and effect to guarantee that any damage incurred to the roadway adjacent to the property, which may result from any construction activity on the site, is properly repaired by the applicant.
 - b. Prior to the issuance of a Certificate of Occupancy, any damage incurred to the roadway adjacent to the property, which may result from any construction activity on the site, shall be properly repaired by the applicant to the satisfaction of the Bureau of Engineering. The applicant is hereby advised to obtain all necessary permits to facilitate this construction/repair.
7. Temporary dust walls (e.g., Visqueen plastic screening or other suitable product) not less than 6 feet in height shall be installed and maintained along the property line between the site and adjoining residential lots as necessary to preclude dust dispersion from the project site to adjacent homes. The walls shall be in place during any time period when grading is being conducted within 100 feet of any occupied residence on said adjoining lots. The temporary wall may be installed on the adjoining residential lot(s) if requested by an occupant of the residence thereon provided that: (1) it is safe and practical to do so, and (2) the written consent of the owner of said lot is provided to the developer prior to erection of the dust wall. Once erected the dust walls along the north and west property line shall remain in place until the entire site grading is completed.

8. Off-street parking shall be provided for all construction-related employees generated by the proposed project. No employees, contractors, or sub-contractor shall be allowed to park on the surrounding residential streets for the duration of all construction activities. There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any residential street in the immediate area. All construction vehicles shall be stored on site unless returned to their owners' base of operations.
9. A 24-hour "hot-line" phone number for the receipt of construction-related complaints from the community shall be provided to immediate neighbors and the local neighborhood association, if any. The applicant shall be required to respond within 24 hours of any complaint received on this hotline.

Environmental Conditions

10. **Aesthetics (Landscape).** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a Landscape Practitioner (Sec. 12.40-D) and to the satisfaction of the decision maker.
11. **Aesthetics (Landscape Buffer).** A minimum five-foot wide landscape buffer shall be planted adjacent to the residential uses.
12. **Aesthetics – Light.** Outdoor lighting shall be designed and installed with shielding, such that the light source does not illuminate adjacent properties, the public right-of-way, nor from above.
13. **Tree Removal – Non-Protected Trees.** 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 (38 total) 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. (MM)

14. **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.
15. **Liquefaction Area.**
 - a. Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The project shall comply with the Uniform Building Code Chapter 18. Division1 Section1804.5 Liquefaction Potential and Soil Strength Loss. The geotechnical report

shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.

- b. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.
16. **Greenhouse Gas Emissions.** Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.
 17. **Public Services – Construction Activity Near Schools.** That prior to the issuance of any demolition or grading permit or any other permit allowing site preparation and/or construction activities on the site, satisfactory arrangements shall be made with the Los Angeles Unified School District, implementing the measures for demolition and construction. The project site is located on the pedestrian and bus routes for students attending Sunny Brae Elementary School and Ivy Academia (2nd Site). Therefore, the applicant shall make timely contact for coordination to safeguard pedestrians/ motorists with the LAUSD Transportation Branch, phone no. (323) 342-1400, and the principals or designees of these schools. (This condition may be cleared by a written communication from the LAUSD Transportation Branch attesting to the required coordination and/or the principals of the above referenced schools and to the satisfaction of the Advisory Agency). (MM)
 - a. The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
 - b. There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets adjacent to the school.
 - c. Due to noise impacts on the schools, no construction vehicles or haul trucks shall be staged or idled on these streets during school hours.
 - d. LADBS shall assign specific haul route hours of operation based upon Sunny Brae Elementary and Ivy Academia Schools hours of operation.
 - e. Haul route scheduling shall be sequenced to minimize conflicts with pedestrians, school buses and cars at the arrival and dismissal times of the school day. Haul route trucks shall not be routed past the school during periods when school is in session especially when students are arriving or departing from the campus.
 18. **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.
 19. **Recreation – Increased Demand for Parks.** The Quimby fees, as determined by the Department of Recreation and Parks, shall be reduced for the dedication and improvement of park lot on-site.

20. **Utilities – Local Water Supplies-Landscaping.** The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g. use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season). In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:
- a. Weather-based irrigation controller with rain shutoff
 - b. Matched precipitation (flow) rates for sprinkler heads
 - c. Drip/microspray/subsurface irrigation where appropriate
 - d. Minimum irrigation system distribution uniformity of 75 percent
 - e. Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials
 - f. Use of landscape contouring to minimize precipitation runoff
 - g. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for existing and expanded irrigated landscape areas totaling 5,000 sf. and greater.
21. **Utilities – Local Water Supplies-All New Construction.**
- a. If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.
 - b. 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.
 - c. Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.
 - d. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.
 - e. 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.)
22. **Utilities – Local Water Supplies-New Residential.**
- a. Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.

- b. 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.
 - c. 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.
23. **Utilities – Solid Waste Recycling.** 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.
24. **Construction Activities.** Prior to the issuance of a grading permit, the applicant shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the applicant and all successors to the following:
- a. That a sign be required on site clearly stating a contact/complaint telephone number that provides contact to a live voice, not a recording or voice mail, during all hours of construction, the construction site address, and the case number. **YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.**
 - (1) Locate the sign in a conspicuous place on the subject site or structure (if developed) so that it can be easily read by the public. The sign must be sturdily attached to a wooden post if it will be freestanding.
 - (2) Regardless of who posts the site, it is always the responsibility of the applicant to assure that the notice is firmly attached, legible, and remains in that condition throughout the entire construction period.
 - (3) If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required for each five (5) acres, or portion thereof. Each sign must be posted in a prominent location.
 - b. All construction activities shall conform to the provisions of the Los Angeles Municipal Code including the following:
 - (1) All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
 - (2) The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.

- (3) All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- (4) All dirt/soil loads shall be secured by trimming, watering, or other appropriate means to prevent spillage and dust.
- (5) All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- (6) General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- (7) Trucks having no current hauling activity shall not idle but be turned off.
- (8) 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 properties adjacent to the project site, 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 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 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.

- (9) The applicant shall provide a staked signage at the site with a minimum 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.
- (10) 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.
- (11) (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.
- (12) (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.
- (13) 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.
- (14) 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.
- (15) Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.

- (16) The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- (17) 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.
- (18) 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.
- (19) All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non-recyclable materials/wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

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

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

Responsibilities/Guarantees.

1. Bureau of Engineering. Prior to the issuance of sign-offs for final site plan approval and/or project permits by the Department of City Planning, the applicant/developer shall provide written verification to the Department of City Planning from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to the project design required by a public agency shall be documented in writing and submitted for review by the Department of City Planning.
 - a. Street Dedication.
 - (1) That the "common access easement" shall be clearly delineated on the final map.
 - (2) That if this tract map is approved as "Small Lot Subdivision" then, and if necessary for street address purposes all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
 - (3) That if this tract map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. 176354" satisfactory to the City Engineer.
 - (4) That if necessary public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Valley Engineering District Office.
 - (5) That the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.
 - (6) That any fee deficit under Work Order No. EXT00554 expediting this project be paid.
 - (7) That Board of Public Works approval be obtained, prior to the recordation of the final map, for the removal of any tree in the existing or proposed right-of-

way area. The Bureau of Street Services, Urban Forestry Division, is the lead agency for obtaining Board of Public Works approval for removal of such trees.

- b. Street Improvement (Stagg Street).
 - (1) A concrete curb, a concrete gutter, and a 5-foot concrete sidewalk and landscaping of the parkway.
 - (2) Suitable surfacing to join the existing pavements and to complete an 18-foot half roadway.
 - (3) Any necessary removal and reconstruction of existing improvements.
 - (4) The necessary transitions to join the existing improvements.
 - (5) Construct the necessary on-site mainline sewers satisfactory to the City Engineer.
2. Street Lighting.
 - a. If new street light(s) are required, then prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.
 - b. Construct new street light: one (1) on Stagg Street.
3. Department of Transportation. A parking area and driveway plan shall be submitted to the Citywide Planning Coordination Section of Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Boulevard, Room 320, Van Nuys, CA 91401.
4. Bureau of Sanitation. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering.
5. Bureau of Street Services, Urban Forestry Division. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as require by the Urban Forestry Division of the Bureau of Street Services. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the applicant or contractor shall notify the Urban Forestry Division (213) 847-3077 upon completion of construction to expedite tree planting
6. Information Technology Agency. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements.

Refer to the LAMC Section 17.05-N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 North Main Street, 12th Floor, Los Angeles, CA 90012, (213) 978-0856.

7. Covenant. Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded by the property owner in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. Further, the agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date must be given to the City Planning Department for attachment to the subject file.

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

Determination Letter
APCSV-2014-937-ZC-ZV-ZAA
Mailing Date: 9/30/14

Council District 3
City Hall, Room 415
Mail Stop 204

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Lawrence Wilson
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