



**DEPARTMENT OF CITY PLANNING  
RECOMMENDATION REPORT**



**South Valley Area Planning Commission**

**Date:** Thursday, September 11, 2014  
**Time:** After 4:30 P.M.\*  
**Place:** Marvin Braude Constituent Service Center  
 6262 Van Nuys Boulevard, First Floor  
 Van Nuys, CA 91401

**Public Hearing:** July 22, 2014  
**Appeal Status:** Zone Change disapproval is appealable to the City Council by the applicant; Zone Variance and Zoning Administrator Adjustments are appealable to City Council by any party.

**Expiration Date:** September 17, 2014  
**Multiple Approval:** Yes

**Case No.:** APCSV-2014-937-ZC-ZV-ZAA  
**CEQA No.:** ENV-2014-936-MND  
**Incidental Cases:** VTT-72689-SL  
**Related Cases:** None  
**Council No.:** 3 – Bob Blumenfield  
**Plan Area:** Canoga Park- Winnetka- Woodland Hills- West Hills  
**Specific Plan:** None  
**Certified NC:** Winnetka  
**GPLU:** Low Residential  
**Zone:** RA-1  
**Proposed Zones:** (T)(Q)RD6-1  
**Applicant:** Stagg Village, LLC; Brenda Bischak  
**Representative:** EZ Permits, LLC; Sean Nguyen

**PROJECT LOCATION:** 20424 and 20432 West Stagg Street

**PROPOSED PROJECT:** The demolition of two existing single-family residences, associated structures and removal of nine trees, for the use and construction of six (6) two-story 27-foot 2-inch tall single-family residential dwellings on individual small lots with 12 resident parking spaces, on a combined 39,930 square-foot site in the proposed (T)(Q)RD6-1 Zone.

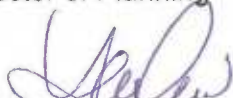
- REQUESTED ACTION:**
1. Pursuant to LAMC Section 12.32-F, a Zone Change from RA-1 (Suburban Zone) to (T)(Q)RD6-1 (Residential Density Multiple Dwelling Zone).
  2. Pursuant to LAMC Section 12.27 Zone Variances, to permit construction of the small lots prior to recordation of the final tract map, from Section 12.21-G,2 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.
  3. Pursuant to LAMC Section 12.28, to permit construction of the small lots prior to recordation of the final tract map, adjustments from:
    - a. Section 12.09.1-B,1, to permit a minimum 5-foot front yard along the north property line in lieu of the 20-foot required.
    - b. Section 12.09.1-B,3, to permit a minimum 5-foot rear yard along the south property line in lieu of the 25-foot required.
    - c. Section 12.21-C,2(a) to permit zero building separation in lieu of the 10-foot requirement.

- 4. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration, (ENV-2014-936-MND) for the proposed project.


**RECOMMENDED ACTIONS:**

- 1. **Approve and recommend** that the City Council adopt a **Zone Change** from RA-1 to (T)(Q)RD6-1.
- 2. **Approve 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. **Approve 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. **Dismiss 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. **Adopt** the attached Findings.
- 6. **Adopt** the Mitigated Negative Declaration No. ENV-2014-936-MND for the above-referenced project.
- 7. **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.
- 8. **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

MICHAEL J. LOGRANDE  
Director of Planning

 For DS  
 \_\_\_\_\_  
 Daniel Scott, Principal City Planner

  
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 Jae H. Kim, Senior City Planner

  
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 Frank Quon, City Planner

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

**ADVICE TO PUBLIC:** \*The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 272, City Hall, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1247.

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## PROJECT ANALYSIS

### Project Summary

The applicant is seeking the necessary zoning entitlements, after removal of all existing buildings, to permit a residential project consisting of six single-family small lots homes on the existing two parcels fronting Stagg Street. The proposed entitlements will provide the applicant with the zoning, open space and setbacks necessary to proceed with the project.

### Background

The subject property contains two contiguous parcels on the south side of Stagg Street east of Mason Avenue. The site is a level, rectangular shaped and approximately 0.92 net acres (39,930 square feet) 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 are 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 Community Plan's Low Residential land use has associated corresponding zones of RE9, RS, R1, RU, RD6, and RD5. The proposed development of six dwellings is allowable under the current the land use designation. However, the approved tract map was conditioned contingent upon the approval of this zone change to (T)(Q)RD6-1 for the proposed density. The RD6 zone permits one dwelling for every 6,000 square feet of land and is consistent with the Low Residential Land Use designation. The project is located within an existing single-family neighborhood with mostly zoned R1-1 and RS-1. The RD5 or R1 zoning would permit one dwelling for every 5,000 square feet of land and would permit a seven dwellings development with a private street. A cul-de-sac development would most likely be lessened to a similar six lot subdivision with more paving and less green space mirroring the two streets directly to the east on Fullbright Avenue and Casaba Avenue in the R1-1 Zone. The applicant is proposing small lot subdivision in lieu along a private common driveway more like the subdivision located at 20326 Stagg Street (AA-2002-2820-PMLA), now known as Dragon Lane. However, the setback from the east and west are proposed to be between approximately 30 and 36 feet. These will provide ample private recreation space for future home owners.

Small lots are only permitted within multiple-family residential zones and permitted with minimum 5-foot setbacks from other development. The initial subdivision map showed a 6-foot front yard setback along Stagg Street, 36-foot setback from the east and west property lines, and an 11.5-foot setback from the southern property line. The site plan also shows 17.5-foot setback between the footprints of the proposed dwelling within the subdivision. The two front houses had the front doors facing the interior common driveway and not the public street. These yards are provided in-part since the applicant is not mansionizing the proposed dwellings and in-part due to the fact that a common driveway will be provided for access in lieu of a public cul-de-sac.

A revised site plan, elevations and floor plans were received July 18, 2014. These showed an 8-foot front yard setback from Stagg Street and cover porch and front doors facing the public street. The majority of the homes fronting Stagg Street along the south side of the street have between 10- and 15-foot front yard setbacks. The majority of the main building plain of these two homes is actually setback 16 feet if the porch and small one-story bump out were removed. The Deputy Advisory Agency found that as the front elevation fronting the public street for these two lots is found to be in conformance with the Small Lot Design Guidelines. The Advisory Agency usually considers a slight adjustment to the prevailing setback when granting a new small lot development within a traditional single-family neighborhood and this was the case for the proposed development.

The site is located within the boundaries of the Winnetka Neighborhood Council, Baseline Mansionization Ordinance, Urban and Built-up Land Farmland, 10.40 km from the Santa Susana Fault, and susceptible to Liquefaction.

#### Surrounding Properties:

The area is level and consists of a mix of urban development including public facilities, commercial, multiple-family, and single-family uses. To the north across the street is a single-family neighborhood in the RS-1 Zone fronting Delco Avenue, on the east is a 6-lot subdivision fronting the Fullbright Avenue cul-de-sac in the R1-1 Zone, to the south are four single-family lots in the RS-1 Zone fronting Keswick Street cul-de-sac, and to the west is a single-family lot in the RS-1 Zone fronting Stagg Street. There are multiple-family buildings in the R3-1 Zone located within 500 feet to the south fronting Saticoy Street and to the east along Oso Avenue within 675 feet. Commercial use are located between a quarter and half mile to the southeast and east along Saticoy Street and Winnetka Avenue, respectively. Ivy Academia and Sunny Brae Elementary School are located within a quarter mile of the site to the northwest.

#### Street and Circulation:

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.

#### Relevant Cases:

##### ON-SITE:

Case No. VTT-72689-SL: On August 28, 2014, the Deputy Advisory Agency approved a subdivision for a maximum 6-lots in accordance with the Small Lot Ordinance as shown on the revised map stamp-dated August 28, 2014 in the Canoga Park- Winnetka-Woodland Hills- West Hills Community Plan. This unit density is based on the RD6 Zone and contingent upon the approval of this case. No appeals have been filed to date.

Small Lot Ordinance No. 176,354: Pursuant to the Small Lot Ordinance, Small Lot Design Guidelines were published by the Los Angeles City Planning Department to help resolve some of the design challenges and spatial complexities with Small Lot Subdivisions. The Small Lot Design Guidelines shall be incorporated to ensure that a well-proportioned and compatible small lot subdivision is designed to meet the needs of its residents and the neighborhood.

**OFF-SITE:**

Case No. ZA-2013-2588-ZAA: On April 9, 2014, the Zoning Administrator approved an Adjustment to permit a 5-foot side yard in lieu of the 6-foot requirement for an existing multiple-family building in the R3-1 Zone located at 20316 Saticoy Street.

Case No. AA-2007-4779-PMLA: On October 17, 2008, the Deputy Advisory Agency approved a three lot parcel map for single-family development located at 7814 Mason Avenue. A modification was submitted on April 8, 2014 to change conditions 1 and 6-a (1-4) and has not been acted on to date.

Case No. APCSV-2005-7267-ZC: On April 26, 2006 the City Council adopted a zone change from RA-1 to R1-1. Case No. AA-2005-5709-PMLA: On January 9, 2005 the Deputy Advisory Agency approved a subsequent subdivision of four parcels on a 19,950 square foot site located at 20302 Stagg Street.

Case No. APCSV-2005-7267-ZC: On April 26, 2006 the City Council adopted Ordinance No. 177,527 for a zone change from RA-1 to R1-1 incident to a parcel map located at 20302 Stagg Street at the southeast corner Oso Avenue. Case No. AA-2005-5709-PMLA was approved by the Deputy Advisory Agency on January 9, 2006 for a four lot subdivision.

Case No. AA-2002-549-PMLA: On October 3, 2002, the Deputy Advisory Agency approved a subdivision for three single-family parcels located at 20464-20468 Arminta Street in the RA-1 Zone.

Case No. APCSV-2002-2821-ZC: On May 19, 2004, a zone change was adopted through Ordinance No. 175,998 from RA-1 to (T)R1-1, on three parcels located at 20326 Stagg Street. Case No. AA-2002-2820-PMLA: On April 3, 2003, the Deputy Advisory Agency approved a subdivision for three parcels contingent upon the approval of the zone change and slight modification were granted for 4-foot side yards in lieu of 5 feet on each parcel under Case Nos. ZA-2003-2599-SM, ZA-2003-2600-SM, ZA-2003-2601-SM and ZA-2003-8461-SM.

Case No. CPC-1997-12-ZC: On April 3, 1997, the City Planning Commission disapproved a zone change from RA-1 to R1-1 located at 20416 Stagg Street (property adjacent on the east). Case No. AA-1995-7156-PMLA: A parcel map was approved by the Deputy Advisory Agency for a three parcel subdivision contingent upon the zone change to R1-1.

**Issues**

The three main concerns of the neighbors as voiced at the public hearing and through submitted written correspondence included: (1) traffic at the corner of Mason Avenue and Stagg Street approximately 200 feet to the west of the site, (2) overflow parking of multiple-family renter from apartment buildings located on Saticoy Street, and (3) wild animal and pest migration onto surrounding properties when demolition begins.

The Winnetka Neighborhood Council's PLUM Committee had the following recommendations:

- Proposed a block wall in lieu of the perimeter fence proposed by the applicant and height within the front yard setback along Stagg Street.
- Replacement trees be planted with a minimum size of 15-gallons. If in fact any of the existing trees can be preserved, and if these are quality trees in fair condition, these trees shall be preserved and maintained.



- Irrigation of street trees be part of the common area irrigation.
- CC&R's state that each garage be cleared sufficiently as to allow two cars to be parked within the garages, with two more car parking spaces outside the garages on the 19' driveway of each resident, as the neighborhood is already over-parked.
- The developer work with the Fire Department to see if any guest spaces can be made available in the common drive area.
- The developer make use of water conservation measures to include the use of:
  - grey water;
  - interlocking pavers;
  - use of drought-tolerant planting;
  - planter beds with water capture ability; and the like.

#### Staff's Response:

The project was not significant enough in size to warrant a traffic study or analysis of surrounding intersections. The Department of Transportation should be contacted directly to look into accidents concern the intersection to the east of the project site. Further, the Division of Land does not condition neighborhood to develop parking restrictions for public streets. A petition would need to be provided to the Department of Transportation in conjunction with the Council Office to study the feasibility of a limited parking district within the neighborhood.

The applicant and Council Office stated at the public hearing that Animal Control would be notified to set traps to capture any animals located on-site prior to the start of demolition. After this is complete, the applicant can fumigate the structures to decrease the number of pest prior to demolition.

In correspondence sent by the applicant to staff regarding the Winnteka's PLUM Committee, they agreed to the following conditions:

- A compromise on fencing by upgrading from wood to vinyl. Due to the size of the project a block wall would be very costly and other areas could be compromised if a wall is conditioned.
- They are in agreement replacement/preservation of existing trees, irrigating the street trees, and providing guest parking within the proposed driveway pads.
- The Fire Department will not allow for guest parking within their turn around area nor along the private driveway as this area needs to be allocated as a fire lane.
- Willing to explore using a grey water system for common area irrigation and have no issue with other conditions related to water conservation.

#### **Conclusion**

The existing RA lots are a couple of only a few remaining underdeveloped sites within the neighborhood. There is a need for family sized housing within the community and the project is providing four to five bedroom single-family dwellings 6,655 square foot lots. These small lot homes are being located in traditional single-family neighborhood will be development along a private driveway in lieu of a cul-de-sac. This allows for greater distancing from the east and west property line, which provides deep rear yard open space which is private to each home. The homes are setback a sufficient amount from the private driveway as well which allows for driveway pads that can accommodate two additional cars for guest parking on Lots 1, 2, 5 and 6 and four to five guest parking spaces for the Lots 3 and 4. The proposed lot size is larger than if the R1 Zone was proposed.

Based on the information submitted, the surrounding uses, input from the public hearing and the project's proposed compliance with the land use designations of the Canoga Park- Winnetka-Woodland Hills- West Hills Community Plan, the Department of City Planning is recommending that the South Valley Area Planning Commission approve the requested entitlements, as conditioned herewith.

The yards, building separations/passageways, parking, and open space are all consistent with the small lot subdivision ordinance. However, the applicant has requested an "early start" variance and adjustments to begin construction prior to the final map recordation. If construction was to begin after recordation, many of these entitlements would not be necessary. The tract map was approved on August 28, 2014 contingent upon the zone change to grant the proposed density. The map was vetted by various City agencies which ensure the site plan was adequately reviewed for compliance. Other conditions attached to the project will lessen any impacts that may otherwise arise.



## **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.



## (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.

1. **Use.** The use of the subject property shall be limited to those uses permitted in the RD6 Zones as defined in Section 12.09.1 of the Los Angeles Municipal Code ("LAMC").
2. **Density.** A maximum of six single-family residential dwellings shall be permitted.
3. **Height.** The height of the buildings on the subject properties shall exceed two-stories. Any structures on the roof, such as air condition units and other equipment, shall be fully screened from view of any abutting properties with single-family dwellings.
4. **Site Plan.** Prior to the issuance of building permits, detailed development plans including a site plan illustrating elevations, facades, and architectural treatment, and a landscape/irrigation plan shall be submitted for review and approval by the Planning Department. The plans shall comply with provisions of the LAMC, the subject conditions, and the intent of the subject permit authorization. The use and development of the subject property shall be in substantial conformance with the site plan labeled Exhibit "C" or as modified by the Area Planning Commission attached to the subject case file.
5. **Parking.** A minimum of two covered off-street parking spaces shall be provided for each in accordance with LAMC Section 12.21-A,4(a). The driveway pad shall be large enough to accommodate two guest parking spaces on each lot in front of the garage.

### Administrative Conditions

6. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, reviews 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.
7. **Code Compliance.** All area, height and use regulations of the zone classification of the subject property shall be complied with, except wherein these conditions explicitly allow otherwise.
8. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.
9. **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.
10. **Building Plans.** Page 1 of the grant 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.



11. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
12. **Expedited Processing Section.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
13. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action or proceedings against the City or its agents, officers, or employees relating to or to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

## CONDITIONS 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. Division 1 Section 1804.5 Liquefaction Potential and Soil Strength Loss. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss,

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

- 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 plant 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.

## 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 consistent 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.

## PUBLIC HEARING AND COMMUNICATIONS

### Hearing

A public hearing conducted by the Hearing Officer on this matter was held in the Marvin Braude San Fernando Valley Constituent Services Center, 6262 Van Nuys Boulevard, Room 1B, on Tuesday, July 22, 2014.

1. Attendance:

Present at the hearing were the applicant, applicant's representative (Sean Nguyen) and architect (Ken Stockton), three members of the community, and a representative of Councilman Bob Blumenfield's Office (Cesar Diaz) and the following statements were made of the request.

2. Initial Indication and Testimony:

The applicant's representatives presented the proposed plans and made the following comments:

- These are two-story houses design in the Spanish/Cape Cod architecture, tile roofs, and front porches facing the drive isle of Stagg Street with all garages internal to the project.
- These are true single-family subdivision.
- There is a private driveway down the middle of the site with parking for two guest in each driveway pad in front of the individual garages.
- All structures will be less than 30 feet in height and the minimum lot size is 6,600 square feet, well over the minimum 6,000 square feet required of the proposed zone.
- We have adjusted the front two homes to front Stagg Street as requested in our meeting with Planning Staff. The new setback would be 8 feet from the proposed sidewalk but will feel more like 16 feet as the main building plain beyond the porch and the second story are setback this distance.

Three individuals from the surrounding neighborhood made the following comments:

- The site currently looks like a forest. I am concerned with the conditions regarding the removal of trees. The roots are like a hydraulic jack and can uplift surrounding boarding fences and walls when demolished. Many wild animals live on this site as it has been vacant of residents for many years. When the houses are demolished the animals will migrate onto surrounding properties and it is unsafe. My suggestion would be to remove the animals prior to any construction.
- The site has severe overgrowth and those structure we previously occupied by a hoarder. The landscaping has destroyed property line fencing, the walnut trees dump everywhere, and ivy is overgrown. We would like to see a light at Mason and Stagg. I will look into permit parking with the Council Office as the multiple-family to the south sometimes have overflow parking into our single-family neighborhood. Otherwise, I am in support of this project since it will clean up the site.
- I agree with the comments made about the animals. Rats, squirrels, raccoons, possum's, cats, and roaches will spread through the surrounding community when this site is demolished. Please work with animal control to resolve this issue.

Cesar Diaz from CD3, made the following statements:

- Animal service can safely remove animals with traps and then other fumigation could be provided once that is complete for the remaining pests located on-site.
- Next month this case is scheduled for the Winnetka Neighborhood Council and we would like to see this taken under advisement as the applicant has requested to meet with that group.
- We are in support of the front yard setback if the Advisory Agency feels it is appropriate.

### **Communications Received**

A letter was received on July 3, 2014 from the neighbors located two parcel east of the site stating the following concerns:

- Every month there are two to three accidents in Mason and Stagg, especially during school days cars making a left on Mason and a left on Stagg and vice versa cars making a left on Mason and a left to Stagg. The common accident I have observed is when a car is making a left turn and the cars behind them will rear end those cars waiting to make a left turn or would get clipped from oncoming vehicles. On coming vehicles are not visible enough due to the cars parked on the street are blind-sided.
- With the additional construction of six single-family residential dwellings, the concern is with increased traffic on this corner.
- We have suggested a traffic light in this intersection and would like for the applicant to conduct a traffic study especially during school days and how imperative to have a light in this cross street.
- The other concern is shortage in water. Will 6 units put lawn with a lot of grass with sprinkler or are the design would be like a desert type design like in Vegas?

A letter was received on July 21, 2014 stating the following concerns:

- Increase in parking overnight around neighborhood as residents from the multiple family buildings on Saticoy Street currently park here as well.
- Does the decrease in the front yard setback mean these homes will be smaller than the overall look of our area?
- Can Stagg be turned into a cul-de-sac at Mason Avenue to decrease accidents? Can speed bumps be added or limited parking or no overnight parking on the public streets?
- An update is needed for the house on those lots, but within the same quality as those houses around it.

Another letter was received on July 21, 2014 stating their concern was more with traffic, than the development of the property. The suggestion was made to add a traffic light at Mason Avenue and Stagg Street to avoid future accidents.

The Winnetka Neighborhood Council's Planning and Land Use Committee (PLUM) sent a letter dated August 22, 2014 stating their conditional support of the project as follows:

- 1) The perimeter wall be a 6-foot high block wall, transitioning to 42-inches at either side of the front-portion of the center driveway off Stagg Street;

- 2) Regarding the future landscaping plan, replacement trees be planted with a minimum size of 15-gallons. If in fact any of the existing trees can be preserved, and if these are quality trees in fair condition, these trees shall be preserved and maintained;
- 3) The irrigation of the trees fronting the property on Stagg Street, between the sidewalk and the curb, be part of the common area irrigation;
- 4) The property's CC&R's state that each garage be cleared sufficiently as to allow two cars to be parked within the garages, with two more car parking spaces outside the garages on the 19' driveway of each resident, as the neighborhood is already over-parked;
- 5) The developer work with the Fire Department to see if any guest spaces can be made available in the common drive area;
- 6) The developer make use of water conservation measures to include the use of:
  - grey water;
  - interlocking pavers;
  - use of drought-tolerant planting;
  - planter beds with water capture ability; and the like.

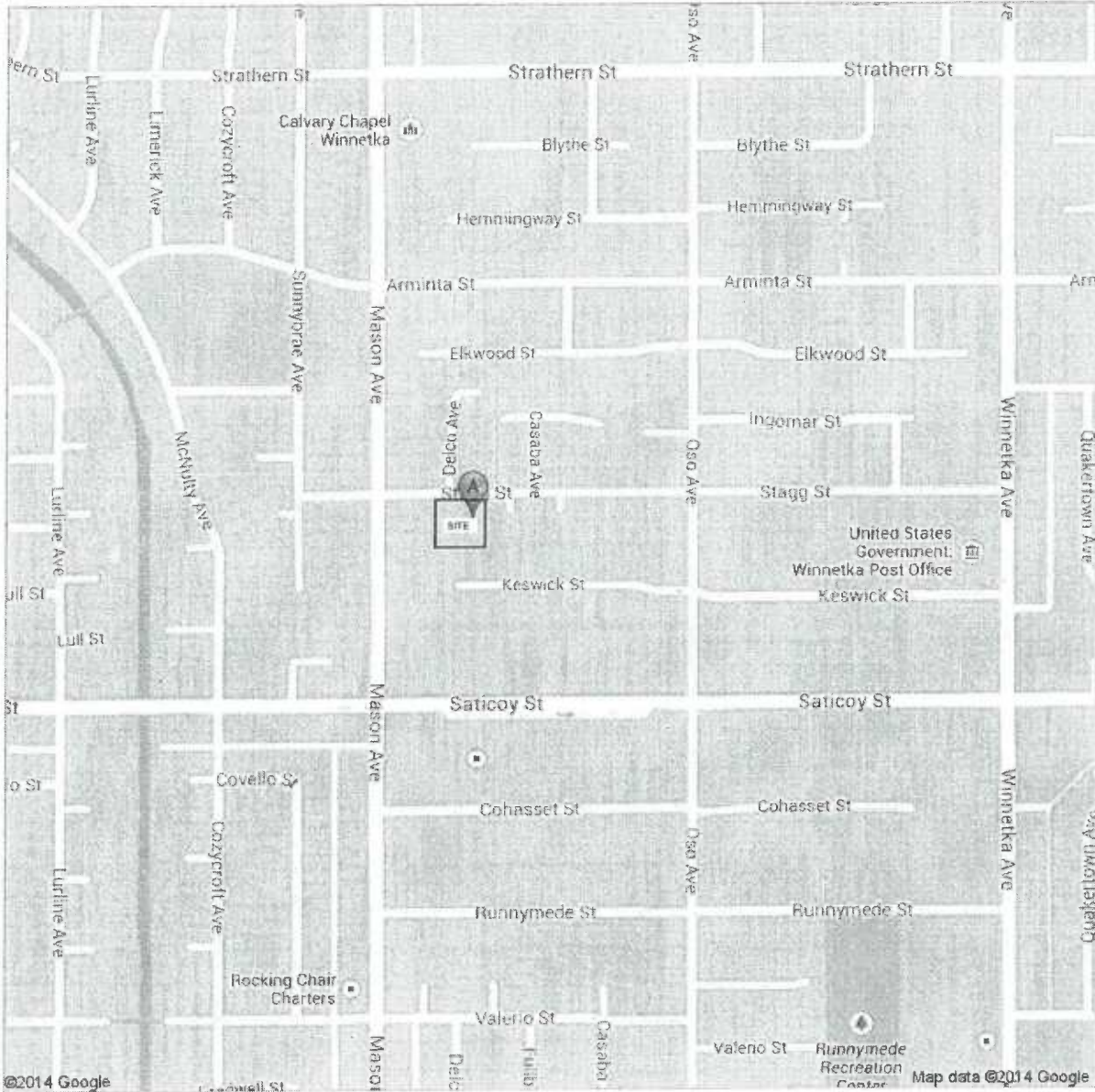
Please note that the Winnetka Neighborhood Council (WNC) has yet to vote on the above PLUM Committee motion, which will be determined at the next WNC meeting on September 9, 2014.





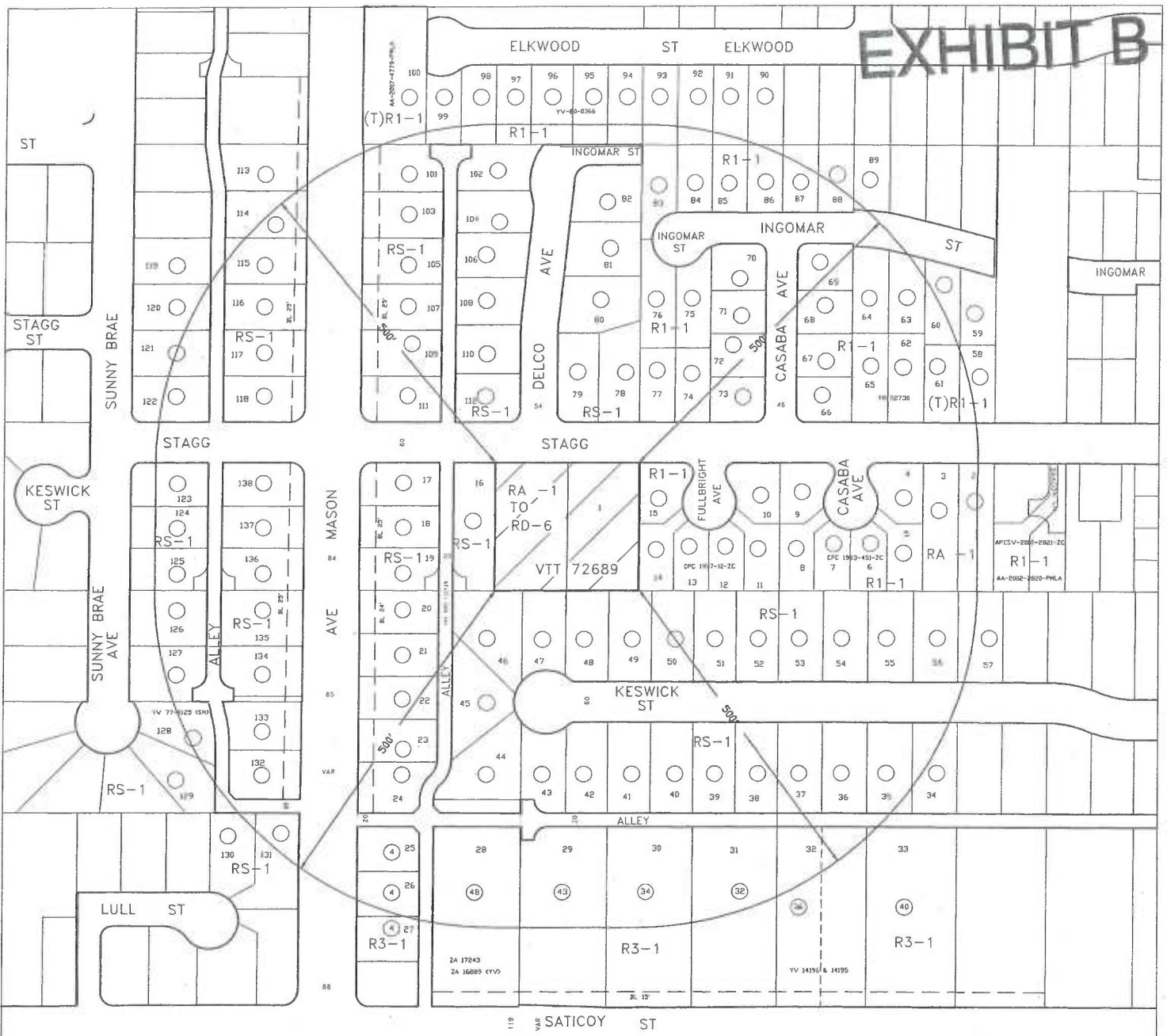
Address **20424 Stagg St**  
Winnetka, CA 91306

VICINITY MAP



# EXHIBIT A

# EXHIBIT B



## 500' RADIUS MAP ZONE CHANGE RA-1 TO RD-6 VTT -72689 - SMALL LOT SUBDIVISION

**CASE NUMBERS:**

Recent Activity None  
 City Planning Commission CPC-1997-12-2C  
 Environmental ENV-2005-8253-ND

Zoning RA-1  
 Zoning Information (ZI) None  
 General Plan Land Use Low Residential  
 General Plan Footnote(s) Yes  
 Hillside Area (Zoning Code) No  
 Baseline Hillside Ordinance No  
 Baseline Mansionization Ordinance Yes  
 Specific Plan Area None

**PARCEL LEGAL DESCRIPTION:**

Site Address 20424 W STAGG ST  
 ZIP Code 91306  
 PIN Number 189B109 1064, 1065  
 Lot/Parcel Area (Calculated) 39,930 (sf)  
 Thomas Brothers Grid PAGE 530 - GRID D3  
 Assessor Parcel No. (APN) 2114001005 & 006  
 Tract TR 9992  
 Map Reference M B 141-3/4  
 Block None  
 Lot 15 & 16  
 Arb (Lot Cut Reference) None  
 Map Sheet 186B109  
 Map Sheet 189B109

Community Plan Area Canoga Park - Winnetka  
 - Woodland Hills - West Hills  
 Area Planning Commission South Valley  
 Neighborhood Council Winnetka  
 Council District CD 3 - Bob Blumenfield  
 Census Tract # 1341.04  
 LADBS District Office Van Nuys

DATE: 02/05/2014  
 SCALE: 1" = 100'



**OWNERS INFORMATION:**

Stagg Village, LLC  
 12034 Nugent Drive  
 Granada Hills, CA 91344

**CONTACT PERSON:**

Brenda Bischak  
 323-377-3544

**APPLICANTS AGENT**

EZ PERMITS, LLC  
 SEAN NGUYEN  
 213-880-6289

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