

**CONDITIONS**  
**(Revised by PLUM Committee on November 17, 2015)**

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. 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 Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Zoning Administrator and the Department of Building and Safety for purposes of having a building permit issued.
6. No Certificate of Occupancy shall be issued until the final tract map (VTT-68157-SL-M1) has been recorded.
7. This approval is tied to Vesting Tentative Tract Map No. 68157-SL-M1 and ENV-2006-10217-MND-REC2. The applicant shall comply with all mitigation measures and conditions of approval identified in ENV-2006-10217-MND and attached to case VTT-68157-M1.
8. **(Q) Qualified Condition Nos. 2, 3, 4, 5 and 15** of Ordinance No. 179,269 are amended to read as follows:  
  
**Q-2. Site Plan.** The use and development of the subject property shall be in substantial conformance with the Revised site plan dated November 16, 2015 (Exhibit A) including the following:
  - a. A 21-foot landscaped buffer adjacent to the sidewalk along Berg Street.
  - b. Vehicular access to the site shall be limited to San Fernando Road only. Vehicular access from Berg Street or El Dorado Avenue shall be limited to emergency access only.

**Q-3. Density.** A maximum of 84 single-family small lots and 6 open space lots shall be permitted.

**Q-4. Height and Floor Area.** No building or structure located on the subject property shall exceed a height of two-stories or 26 feet in height as measured from the adjacent finished grade on each lot. Maximum Floor Area shall be limited to no more than one-and-one-half times the buildable area of the entire site in conformance with Footnote No. 1 of the Sylmar Community Plan.

**Q-5. Parking.** A minimum of two resident parking spaces shall be provided for each dwelling unit and a minimum of 27 guest parking spaces shall be provided.

- a. All guest parking shall be independently accessible, no tandem parking is permitted for guest parking.
- b. Guest parking sign(s) shall be clearly posted at building entrance(s). The sign(s) shall be in large, easy to read lettering and shall indicate the general location of guest parking. Sign wording shall be to the satisfaction of the Planning Department and shall indicate the number of reserved guest parking spaces.
- c. The driveways on San Fernando Road shall not be gated.

**Q-15. Air Quality. RESIDENTIAL -** The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 8 or better in order to reduce the effects of diminished air quality on the occupants of the project. ~~COMMERCIAL/INSTITUTIONAL - The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 11 or better in order to reduce the effects of diminished air quality on the occupants of the project.~~

9. **(Q) Qualified Condition Nos. 6, 7 and 8** of Ordinance No. 179,269 (which are not relevant or applicable to the Revised Project) are hereby deleted.

**Q-6. DELETED. Balconies.** ~~Balconies shall be permitted on all levels. For the four balconies (levels 3-4) fronting San Fernando Road on the northeast building, a minimum of 50% of the balcony walls shall be made of opaque or solid materials. The applicant shall indicate on the final elevation plans the height of the balcony wall and material(s) being used to the satisfaction of the Planning Department.~~

**Q-7. DELETED. Loading.** ~~Loading and unloading activities shall not interfere with traffic on any public street. Public sidewalks, alleys and/or other public ways shall not be used for the parking or loading or unloading of vehicles. The~~



~~location of loading areas shall be clearly identified on the site plan to the satisfaction of the Department of City Planning.~~

**Q-8. DELETED. Employee Transportation Plan.** ~~To reduce or eliminate employees parking on adjacent streets, the property owner shall provide the following:~~

- ~~a. Carpooling (Employee). The business owner shall provide coordination for an employee carpooling program.~~
- ~~b. Employee Transit Subsidy. The business owner shall:~~
  - ~~(1) Reimburse employees a minimum of 50 percent of the public transit fare used by the employees to travel to and from their work at the subject facility; and/or~~
  - ~~(2) Provide free public transit passes, tickets, tokens or other legal tender to employees who commute by public transit to work at the subject facility.~~
- ~~c. Notice shall be provided in writing of the availability of these transit benefits to current and future employees (at the time they are hired) who work at the subject facility.~~
- ~~d. A copy of the initial statement of these employee transit benefits shall be provided to the Planning Department.~~

- 10. San Fernando Road is a selected disaster route. No construction equipment or material shall be permitted to be stored within the public right-of-way along San Fernando Road.
- 11. 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.
- 12. Within 30 days of the effective date of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement for CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. This agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the subject case file.

13. **NEW.** Prior to issuance of a building permit, proposed Lot Nos. 52 through 57 (containing approximately 10,474 square feet) of related Case VTT-68157-M1 shall be dedicated to the Department of Recreation and Parks for open space purposes subject to approval by the Board of Recreation and Parks Commissioners. Prior to dedication, the applicant/developer shall improve the lots to be dedicated by grading, landscaping and fencing to the satisfaction of the Department of Recreation and Parks.

**14. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City



fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

### **FINDINGS OF FACT**

After thorough consideration of the statements contained in the application, the plans submitted therewith, the report by the Department of City Planning Staff thereon, and the statements made at the PLUM Committee hearing on November 17, 2015, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, the requirements and prerequisites for granting a clarification as enumerated in Section 12.32-H of the Municipal Code have been established by the following facts:

### **BACKGROUND**

The subject site is a vacant parcel containing approximately 6.53 net acres (284,263 net square feet after the required dedication) with approximately 360 feet of frontage on the west side of San Fernando Road and a variable depth between 559 feet (southerly property line) and 785 feet (northerly property line adjacent to Berg Street). The adopted Sylmar Community Plan designates the subject property for Community Commercial land uses corresponding to the C2, C4, CR, RAS3, P and PB Zones. The site is currently zoned C2-1 and (T)(Q)RAS3-1. The site is located in a designated Mixed-Use Boulevard and a Transit Oriented District (TOD) and is located approximately one-quarter mile west of the Sylmar/San Fernando Metrolink Station.

On April 25, 2007, the Deputy Advisory Agency approved related Tentative Tract 68157 composed of one ground lot and three airspace lots for a mixed-use development consisting of 247 residential condominiums and five commercial condominiums consisting of 8,400 square feet of office use and 9,000 square feet of retail use. In connection with VTT-68157, on October 2, 2007, the City Council adopted Ordinance No. 179,269 effectuating a Zone Change from RA-1 to (T)(Q) RAS3-1 on the residential portion of the site subject to the (Q) Qualified classification. Pursuant to Section 12.32-G,2 of the L.A.M.C., the (Q) conditions of Ordinance 179,269 included project specific conditions that addressed the use, site plan, density, height, floor Area and parking.

The previous applicant was unable to secure financing for the proposed mixed-use development and the property subsequently changed ownership. The current owner filed Case No. ZA-2013-1577(ZV)(ZAA)(CLQ) pursuant to Section 12.32-H of the L.A.M.C. seeking a clarification from the (Q) conditions of Ordinance No. 179,269 to allow a Revised Project consisting of a 90-unit small lot subdivision in lieu of the previously approved mixed-use development.

On July 14, 2014 the Zoning Administrator approved the Revised Project under Case No. ZA-2013-1577(ZV)(ZAA)(CLQ) and the Deputy Advisory Agency approved a modification to related VTT-68157-M1 for the proposed 90-unit small lot subdivision. On July 29, 2014, an appeal of Case ZA-2013-1577(ZV)(ZAA)(CLQ) was filed by an aggrieved neighbor.



The appeal raises objections that the Revised Project is not consistent with the community's expectations. The appellant states that the changes for this project are unacceptable and that the project does not provide adequate open space or commercial services consistent with the previously approved mix-use development. The appellant states that the site is zoned commercially and should be utilized for commercial uses and states that at minimum, additional open space and additional parking should be required. In response to the appeal, the current applicant has revised the project further by reducing the number of dwelling units from 90 to 84 dwelling units and will dedicate 6 lots (Lots 52 through 57) adjacent to San Fernando Road to the Department of Recreation and Parks to be set-aside and maintained as public open space.

### **CLARIFICATION FINDINGS**

Pursuant to Section 12.32-H of the Los Angeles Municipal Code and City Planning Commission Guidelines, the City Council hereby finds the following:

**9. The request is consistent with the City Planning Commissions Guidelines.**

Amendments to Council Instructions and Clarifications may be considered provided the request is consistent with the guidelines adopted by the City Planning Commission on October 6, 1988. Those guidelines allow consideration of a clarification from 'Q' conditions which do not exceed the following parameters:

- Changes in height which do not exceed five feet.
- Changes in floor area which do not exceed three percent of the total gross floor area of a building.
- Minor revisions of landscape plans.
- Revisions of setback requirements which do not exceed 10 percent of the setback requirement.
- Modifications of wall or fence requirements where changes in circumstance now justify their necessity.

The (Q) conditions of Ordinance 179,269 included project specific conditions that address the use, site plan, maximum density, maximum height, maximum floor area and parking for the previously approved mixed-use development. Specifically, '**Q**' **Condition No. 1** limits uses to those permitted in the RAS3-1 and C2-1 Zones; '**Q**' **Condition No. 2** requires that the use and development of the subject property be in substantial conformance to the site plan approved in connection with the zone change ordinance (Exhibit C) and requires a minimum 21-foot landscaped buffer

adjacent to the sidewalk along Berg Street and prohibits vehicular access from adjoining Berg Street or El Dorado Avenue (both improved with single-family dwellings); **'Q' Condition No. 3** limits density to a maximum 247-unit residential condominium and a maximum 8,400 square feet of office space and 9,000 square feet of retail space; **'Q' Condition No. 4** limits the height of the development to 60 feet, limits floor area to 1.5:1 and requires that the first row of condominiums in the C2 Zone be stepped back and limited to three-stories (two-stories above the commercial component); and **'Q' Condition No. 5** requires a minimum of 2 parking spaces per dwelling unit plus  $\frac{1}{4}$  guest parking space per dwelling unit (consistent with the Advisory Agency's Parking Policy for residential condominiums) and requires that the commercial component of the project be parked in conformance to L.A.M.C. Section 12.21-A,4.

The design of the previously approved mixed-use development consisted of a three and four-story development over subterranean parking with 247 dwelling units and 8,400 square feet of ground floor office and 9,000 square feet of ground floor retail uses. The C2 portion of the site contained three stories consisting of the ground floor commercial component with two levels of residential above. The RAS3 portion of the site contained four stories of residential with a maximum height of 60 feet. A 21-foot landscaped setback was provided along the site's northerly side yard along Berg Street in conformance to 'Q' Condition No. 2. A 9-foot side yard along the southerly property line and a 15-foot rear yard along the westerly property line were provided in conformance to the RAS3 Zone. A 5-foot front yard was provided in conformance to the C2 Zone and the second and third levels in the C2 Zone were stepped back from the front property line in conformance to 'Q' Condition No. 4.

The Revised Project falls within the parameters established by the City Planning Commission's Guidelines. The Revised Project results in a substantial reduction in height, density and floor area from the previously approved project. The Revised Project consists of 90 small lots with a detached, two-story single-family dwelling with attached two-car garages on each lot. No portion of the development will exceed two-stories or a maximum height of 26 feet, well below the 'Q' condition's 60-foot height limit. The 21-foot landscaped setback along Berg Street will be maintained consistent with the previously approved project and in conformance to Q condition No. 2.

While the previously approved project provided open space in conformance to Section 12.21-G of the L.A.M.C., none of the 'Q' conditions specifically address the site's landscape plan other than the requirement for a 21' landscaped buffer along Berg Street and the proposed small lot subdivision is exempt from Section 12.21-G. Nevertheless, each small lot contains private open space and in response to the instant appeal, the applicant has revised the project further by setting aside six lots adjacent to San Fernando Road for public open space to be conveyed to the Department of Recreation and Parks. The Revised Project provides more open



space per unit than the previously approved project (See Finding No. 2 for more detail). Therefore, the Revised Project is consistent with the City Planning Commission's Guidelines.

**10. The amendment or clarification is necessary in order to carry out the intent of the City Council in adopting the "Q" Classification.**

The subject site is located on the west side of San Fernando Road directly across from the Pacific Railroad right-of-way and is located approximately one-quarter mile west of the Sylmar/San Fernando Metrolink Station. The site is an irregularly shaped vacant parcel that contains approximately 6.53 net acres with approximately 360 feet of frontage on the west side of San Fernando Road and a variable depth between 559 feet and 785. The adopted Sylmar Community Plan designates the subject property for Community Commercial land uses corresponding to the C2, C4, CR, RAS3, P and PB Zones. The site is located within a designated Mixed-Use Boulevard and within a Transit Oriented District that encourage ground floor commercial uses. The site is zoned C2-1 for a depth of approximately 150 feet and the remainder of the site is zoned (T)(Q)RAS3-1. On October 2, 2007, the City Council adopted Ordinance No. 179,269 effectuating a Zone Change from RA-1 to (T)(Q) RAS3-1 on the residential portion of the site subject to the (Q) Qualified classification in connection with a proposed mixed-use development on the site.

The site is blighted and one of few vacant parcels in the vicinity. The previously approved mixed-use development consisted of a three and four-story development containing 247 residential condominiums and 8,400 square feet of ground floor office space and 9,000 square feet of ground floor retail space. The project provided open space in conformance to Section 12.21-G,2 of the L.A.M.C. and was designed around four open courtyards and a plaza with decorative hardscape and common areas and amenities that included a swimming pool, a fitness center and lounge. Private open space was provided within individual balconies.

In approving the zone change and the proposed mixed-use development, the City Council sought to revitalize the area with a development that would provide needed housing and homeownership opportunities and that would provide services to the local community. Pursuant to Section 12.32-G,2 of the L.A.M.C., the 'Q' conditions of Ordinance 179,269 include project specific conditions intended to assure a development more compatible with the surrounding neighborhood and to prevent or mitigate potential adverse environmental effects of the zone change. To that end, the 'Q' conditions limit the scope and density of the approved project consistent with the scope on which the environmental analysis is based. The 'Q' conditions also address height, floor area and setbacks to ensure the project remains compatible with surrounding properties. Other 'Q' conditions address design or operational issues that are specific to the mix-use development such as balconies, commercial loading areas and the requirement for an employee transportation plan that are not

relevant to the Revised Project. Therefore, the applicant seeks a Clarification to modify 'Q' conditions relevant to the Revised Project and/or delete those 'Q' conditions that are irrelevant to the Revised Project.

'Q' Conditions 1 through 5 address the following: 'Q' Condition No. 1 limits uses to those permitted in the RAS3-1 and C2-1 Zones; (Q) Condition No. 2 requires that the use and development of the subject property be in substantial conformance to the site plan approved in connection with the zone change ordinance (Exhibit C) and requires a minimum 21-foot landscaped buffer adjacent to the sidewalk along Berg Street and prohibits vehicular access from adjoining Berg Street or El Dorado Avenue (both improved with single-family dwellings); (Q) Condition No. 3 limits density to a maximum 247-unit residential condominium and a maximum 8,400 square feet of office space and 9,000 square feet of retail space; (Q) Condition No. 4 limits the height of the development to 60 feet, limits floor area to 1.5:1 and required that the first row of condominiums in the C2 Zone be stepped back and limited to three-stories (two-stories above the commercial component); 'Q' Condition No. 5 requires a minimum of 2 parking spaces per dwelling unit plus ¼ guest parking space per dwelling unit and requires that the commercial component be parked in conformance to L.A.M.C. Section 12.21-A,4.

In the wake of the 2008 financial crisis, the previous applicant was unable to secure financing for the proposed mixed-use development and the property has remained vacant and an eyesore. The property was sold in 2012 to the current applicant who requested an amendment and/or modification to the 'Q' conditions to allow a less intense development on the site consisting of a 90-lot small lot subdivision. Financing for residential condominiums remains a challenge in the current market and according to the applicant, the site is not viable for commercial uses. Although the site and immediately adjoining lots to the north and south on San Fernando Road are zoned C2, there are no commercial uses or commercial activities on those lots or surrounding the project site. Properties to the north across Berg Street are in the Community Commercial land use designation (the same as the project site) but are zoned R1-1 and are improved with single-family dwellings. The adjoining property to the north on San Fernando Road is zoned C2-1, P1 and R1 and is improved with 22 apartment units (an 8-unit and 14-unit apartment building). Properties further north of Astroria Street on San Fernando Road are intermittently zoned C2 and RAS3 and are improved with multi-family residential uses and by automotive repair uses, a plumbing contractor and some small mom and pop businesses.

The adjacent properties to the south on San Fernando Road are in the C2-1 Zone and are improved with a landscape contractor's establishment and light industrial uses. The Pacific Railroad Company's right-of-way is located on the east side of San Fernando Road which bifurcates the site from properties east of the tracks on "Little" San Fernando Road which are in the [Q]M1-1 Zone and are characterized by auto body shops and light industrial uses. To the southwest, the site abuts a



Department of Water and Powers service station which includes the Mission Wells and Settling Basin (City of Los Angeles Monument No. 50) in the OS-1XL Zone. Properties further to the east are located within the City of San Fernando Road and are characterized by light industrial uses.

Thus, the area surrounding the site is characterized by a hodge-podge of light industrial and residential uses and San Fernando Road has little pedestrian activity. Therefore, the site's location is not well suited to attract major commercial tenants. While the proposed small lot subdivision has no commercial component, the proposed development will nonetheless revitalize and improve a blighted parcel and will provide needed homeownership opportunities. Although the site is within a designated Mixed Use Boulevard that encourages ground floor commercial uses, the underlying C2 Zone does not mandate commercial uses on the site and does not prohibit 100% residential development. The proposed small lot subdivision (Revised Project) is permitted by the underlying C2 Zone and by the RAS Zone. Q Condition No. 1 limits development on the site to those uses permitted in the C2 and RAS3 Zone. 'Q' Condition No. 3 only sets a maximum limit on the residential density and commercial floor area but does not mandate a minimum.

With the exception of the deletion of the commercial component, the Revised Project is generally in substantial conformance to the 'Q' conditions of the previously approved project. Similar to the previously approved mixed-use development, the layout of the small lot subdivision is spread over the entire site with vehicular access from two, two-way driveways on San Fernando Road. Vehicular access from Berg Street is restricted to emergency access only. No portion of the development will exceed two-stories or a maximum height of 26 feet and similar to the previously approved project, the perimeter of the site will provide a 21-foot landscaped buffer adjacent to the sidewalk along Berg Street consistent with the Q conditions that address height and landscaped setbacks. Unlike the previously approved mix-use development, the proposed small lot subdivision is not subject to the open space provisions contained in Section 12.21-G,2 of the L.A.M.C. and none of the 'Q' conditions address open space. However, each small lot contains private open space within the rear yard of each lot ranging between 348 square feet and 1,240 square feet for a total of 40,761 square feet of private open space.

In response to concerns regarding the project's lack of common open space, the current applicant has further revised the project by reducing the number of dwelling units from 90 to 84 and by dedicating six lots containing a combined total of approximately 10,474 square feet along San Fernando Road to the Department of Recreation and Parks for public open space. To ensure the provision of this public open space, New Condition No. 13 has been added by the PLUM Committee to require that proposed Lot Nos. 52 through 57 of related Case VTT-68157-M1 be dedicated to the Department of Recreation and Parks for open space purposes subject to approval by the Board of Recreation and Parks Commissioners. The

Revised Project will provide a combined total of more than 50,000square feet of private and public open space. For reference, the previously approved mixed-use development, with a residential density almost three times greater than the Revised Project (247 dwelling units) provided just over 56,000 square feet of open space.

While 'Q' Condition No. 4 limits the maximum permitted FAR to 1.5:1, the Revised Project's FAR is approximately 0.44:1. In addition, the parking provided by the Revised Project exceeds the number of guest parking spaces required by 'Q' Condition No. 5 which requires two resident parking spaces per dwelling unit plus ¼ guest parking space per dwelling unit. The Revised Project with 84 dwelling units is required to provide 21 guest parking spaces and 27 guest parking spaces are provided. Thus, the Revised Project conforms to spirit and intent of the 'Q' conditions and remains compatible with surrounding uses and the clarification is necessary to carry out the intent of the City Council in adopting the "Q" conditions of Ordinance No. 179,269.

11. **The amendment or clarification would have only a minimal effect on adjacent property and would not result in a significant or substantial deprivation of the property rights of other property owners.**

The clarification will have no negative or adverse impacts on adjacent property and will not result in a significant or substantial deprivation of the property rights of other property owners. The proposed infill development is a desirable project that will improve a vacant, underutilized site with needed housing near transit. The clarification only seeks to allow the development of a smaller, less dense single-family small lot project that will provide homeownership opportunities in lieu of the previously approved mixed-use development.

The Revised Project results in a substantial reduction in density, grading, floor area, height and the number of stories and will generate substantially less traffic, noise and reduced environmental impacts than the previously approved project. The Revised Project's lower height and equal or greater setbacks provided ensure the project remains compatible with surrounding properties. The northerly portion of the site that adjoins two apartment buildings will provide a 15-foot landscaped setback, greater than the 5-foot setback provided by the original project, and the portion of the site along Berg Street will still provide a 21-foot landscaped buffer similar to the previously approved project. Resident parking is provided at the same ratio as the previous project while the guest parking provided exceeds the ratio required by 'Q' Condition No. 5.

The Revised Project consists of 84 detached, two-story dwelling units with attached garages and a maximum height of 26 feet , substantially below the density and height of the previously approved mixed-use development which included 247 dwelling units and ground floor commercial uses with 4-sotires and a height of 60

feet. The Revised Project results in approximately 1/3 less floor area. The previously approved mixed use project provided subterranean parking and required 56,400 cubic yards of export. The Revised Project provides resident parking in attached garages and guest parking at-grade and results in only 9,000 cubic yards of import. Vehicular access will continue to be limited to San Fernando Road and no vehicular access will be available from Berge Street which is improved with single-family residences.

#### **ADDITIONAL MANDATORY FINDINGS**

12. 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 this project is located in Zone C, areas of minimal flooding.
13. On October 2, 2007, the City Council adopted ENV-2006-10217-MND in connection with a proposed four-story mixed-use development containing 247 residential condominiums, 8,400 square feet of office use and 9,000 square feet of retail use. On December 2, 2013, the Department of City Planning issued a reconsideration/addendum of Mitigated Negative Declaration No. ENV-2006-10217-MND for a Revised Project consisting of 90 single-family small lots. On appeal, the Revised Project has been modified to 84 single-family small lots and 6 open space lots. Consistent with CEQA Guidelines Section 15162, the Revised Project does not involve substantial changes that would result in new significant environmental effects or a substantial increase in the severity of significant effects previously identified in the adopted MND and there has been no substantial changes with respect to the circumstances under which the Revised Project would result in new significant environmental effects or a substantial increase in the severity of significant effects previously identified by the adopted MND; and, no new information of substantial importance, which was not known at the time the previous MND was adopted, does not exist.

The Revised Project is consistent with the size, scale and massing of the mixed-use development analyzed in the adopted MND and all of the impact issues previously examined in the approved MND will remain unchanged with implementation of the Revised Project and no further analysis is required.



DEPARTMENT OF  
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December 2, 2013

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21510 Roscoe Boulevard  
Canoga Park, CA 91304

Jody Wood (R)  
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21510 Roscoe Boulevard  
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RE: **Reconsideration of Mitigated Negative Declaration No. ENV-2006-10217-MND(REC2);** Related cases: VTT-68157-SL-M1, CPC-2006-10252-ZC-SPR, ZA 2013-1577(ZV)(CLQ)(ZAA), ZA 2008-817(ZV); Address: 12361 & 12385 N. San Fernando Road

REVISED ENVIRONMENTAL PROJECT DESCRIPTION:

Vesting Tentative Tract No. 68157-SL-M1 to permit a small lot subdivision pursuant to Ordinance No. 176,354 for the construction of 90 single-family dwellings with 180 resident parking spaces and 23 guest parking spaces, on a 54,962 net square-foot site after dedication, in the C2-1 and (T)(Q)RAS3-1 Zones.

The project also includes:

1. A variance to permit construction of the small lots prior to recordation of the final tract map to allow: (a) A minimum separation between buildings and a minimum passageway of 6 feet in lieu of 12 feet; and (b) zero square feet open space for each dwelling unit in lieu of 175 square feet for dwelling having more than three habitable rooms.
2. A Zone Variance from Sections 12.09.1-A and 12.21-C,5(h) to allow access from a less restrictive zone (C2-1 Zone) to a more restrictive zone (RAS3-1 Zone) permitting guest parking and common driveway access across the site.

3. A Clarification to the "Q" Classifications established by Ordinance No. 176,269 of Condition Nos. 2, 3, and 5 to allow modification to an approved plot plan from a mixed-use development to 90 small lots and recommended deletion of Condition Nos. 4, 5, 6, 7, 8, and 15 which are conditions for commercial development and none is being proposed with the modification.

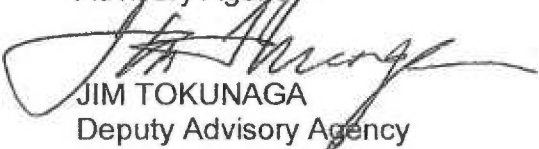
STAFF RESPONSE:

On April 25, 2007 the Deputy Advisory Agency approved a vesting tentative tract map to permit a merger and resubdivision of three-lots into four-lots (one ground lot and three airspace lots) for 247 new residential condominium and a five-unit commercial condominiums as shown on the revised map stamp-dated April 23, 2007. On October 2, 2007, the City Council approved Ordinance No. 179,269 to rezone the rear portion of the lot fronting Berg Street from RA-1 to (T)(Q)RAS3-1. The revised site plan is for a 90-lots subdivision with no commercial component. Case No. ZA 2008-817(ZV) no longer applies to the project.

The previously issued Mitigated Negative Declaration (ENV-2006-10217-MND) still address all areas of potential environmental impact attributed to the project as initially proposed. Likewise, the modification of the vesting tentative tract map will be reviewed and conditioned by various City Agencies to meet the standards of the Subdivision Map Act. One variance is for the early start construction of the small lot subdivision. If the tract map is recorded prior to building, the first variance from the LAMC is not necessary as the open space and building separation are in conformance with the Small Lot Ordinance (No. 176,354). The other variance is for access across the dual zones on the properties and the clarification of the Q Conditions are for modification made to the site plan for the revised project (including deletion of conditions regarding commercial). Since the project, which now includes a less dense project than previous approved and stated under ENV-2006-10217-MND-REC1, does not create any new impacts that were not addressed in the previous MND, the mitigation measures imposed still serve to mitigate the impacts of the project to less than significant levels as required by the California Environmental Quality Act (CEQA).

Due to the fact that the project does not require revisions to the previous Mitigated Negative Declaration, a public circulation period is not required (CEQA Guidelines 15164 (b) & (c)).

Michael J. LoGrande  
Advisory Agency



JIM TOKUNAGA  
Deputy Advisory Agency

JT:SH:jjq

CITY OF LOS ANGELES  
OFFICE OF THE CITY CLERK  
ROOM 395, CITY HALL  
LOS ANGELES, CALIFORNIA 90012  
CALIFORNIA ENVIRONMENTAL QUALITY ACT  
**PROPOSED MITIGATED NEGATIVE DECLARATION**

**DOCUMENT FILED**  
City Clerk's Office  
No. 11227-08  
Certified by [Signature]  
Date: APR 11 2008

<b>LEAD CITY AGENCY</b> City of Los Angeles		<b>COUNCIL DISTRICT</b> 7	
<b>PROJECT TITLE</b> ENV-2006-10217-MND-REC		<b>CASE NO.</b> VTT-68157, CPC-2006-10252-ZC-SPR ZA-2008-817-ZV	
<b>PROJECT LOCATION</b> 12361 & 12385 N. SAN FERNANDO ROAD			
<b>PROJECT DESCRIPTION</b> Vesting Tentative Tract Map No. 68157 to permit a merger and resubdivision of three-lots into four-lots (one ground lot and three airspace lots) for 247 residential condominium units and five commercial condominium units (approximately 8,400 square feet of office space, and approximately 9,000 square feet of retail space). Also, pursuant to LAMC Section 12.32-C, a zone change from RA-1 (Suburban Zone) to RAS3-1VL (Residential/Accessory Services Zone), a Zone Variance for pursuant to LAMC Section 12.27 from transitional height and to permit floor area averaging across a unified development, and site plan review pursuant to LAMC Section 16.05. A haul route approval has also been requested.			
<b>NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY</b> Meruelo Maddux Properties -12385 San Fernando Road, LLC Attn: John Charles Maddux, COO & President 761 Terminal Street, Building 1, 2nd Floor Los Angeles, CA 90021			
<b>FINDING:</b> The City Planning Department of the City of Los Angeles has Proposed that a mitigated negative declaration be adopted for this project because the mitigation measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance (CONTINUED ON PAGE 2)			
SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.			
Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt the mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.			
THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.			
<b>NAME OF PERSON PREPARING THIS FORM</b> SARAH RIGAMAT		<b>TITLE</b> City Planning Associate	<b>TELEPHONE NUMBER</b> (213) 978-1382
<b>ADDRESS</b> 200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012	<b>SIGNATURE (Official)</b> <u>Maya E. Zantovsky</u>		<b>DATE</b> 03/14/2007



**I b2. Aesthetics (Landscaping)**

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

**I c1. Aesthetics (Light)**

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

**III d1. Air Pollution (Stationary)**

- Adverse impacts upon future occupants may result from the project implementation due to existing ambient air pollution levels in the project vicinity. However, this impact can be mitigated to a level of insignificance by the following measure:
- RESIDENTIAL - An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 11, to the satisfaction of the Department of Building and Safety.
- COMMERCIAL/INSTITUTIONAL - An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 12, to the satisfaction of the Department of Building and Safety.

**IV f. Tree Removal (Non-Protected Trees)**

- Environmental impacts from project implementation may result due to the loss of significant trees on the site. However, the potential impacts will be mitigated to a level of insignificance by the following measures:
- Prior to the issuance of a grading permit or building permit, a plot plan prepared by a reputable tree expert, indicating the location, size, type, and condition of all existing trees on the site shall be submitted for approval by the decision maker and the Urban Forestry Division of the Bureau of Street Services. All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.
- The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of desirable trees on the site, and to the satisfaction of the Urban Forestry Division of the Bureau of Street Services and the decision maker.
- Note: Removal of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Urban Forestry Division at: 213-485-5675.

**V b. Cultural Resources (Archaeological)**

- Environmental impacts may result from project implementation due to the project's location in an area likely to yield unrecorded archaeological sites. However, the potential impacts will be mitigated to a level of insignificance by the following measures:
- If any archaeological materials are encountered during the course of the project development, the project shall be halted. The services of an archaeologist shall be secured by contacting the Center for Public Archaeology - Cal State University Fullerton, or a member of the Society of Professional Archaeologist (SOPA) or a SOPA-qualified archaeologist to assess the resources and evaluate the impact.
- Copies of the archaeological survey, study or report shall be submitted to the UCLA Archaeological Information Center.
- A covenant and agreement shall be recorded prior to obtaining a grading permit.

**VI aii. Seismic**

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

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

- Environmental impacts may result from the visual alteration of natural landforms due to grading. However, this impact will be mitigated to a level of insignificance by designing the grading plan to conform with the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division.
- Short-term air quality, grading and noise impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a level of insignificance by the following measures:
- **Air Quality**
- All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- All clearing, grading, 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.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- **Noise**
- The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- The project shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.
- **Grading**
- 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:
- 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.
- Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.
- Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.
- **General Construction**
- Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.
- 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 shall be taken to an appropriate landfill. Toxic wastes shall be discarded at a licensed regulated disposal site.
- Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.

- Dumpsters shall be covered and maintained. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
- Where truck traffic is frequent, gravel approaches shall be used to reduce soil compaction and limit the tracking of sediment into streets.
- All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.

**VI b1. Haul Routes**

- Environmental impacts on pedestrians and vehicles may result from project implementation due to haul routes. However, the potential impact will be mitigated to a level of insignificance by the following measures:
- Projects involving the import/export of 1,000 cubic yards or more of dirt shall obtain haul route approval by the Department of Building and Safety.
- The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.

**VII b5. Explosion/Release (Asbestos Containing Materials)**

- Due to the age of the building(s) being demolished, asbestos-containing materials (ACM) may be located in the structure(s). Exposure to ACM during demolition could be hazardous to the health of the demolition workers as well as area residents and employees. However, these impacts can be mitigated to a level of insignificance by the following measure:
- Prior to the issuance of any demolition permit, the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant that no ACM are present in the building. If ACM 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 State and Federal rules and regulations.
- Prior to issuance of any permit for 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.

**VIII c2. Single Family Dwelling (10+ Home Subdivision/Multi Family)**

- Environmental impacts may result from the development of this project. However, the potential impacts will be mitigated to a level of insignificance by incorporating stormwater pollution control measures. Ordinance No. 172,176 and Ordinance No. 173,494 specify Stormwater and Urban Runoff Pollution Control which requires the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. Applicants must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board, including the following: (A copy of the SUSMP can be downloaded at: <http://www.swrcb.ca.gov/rwqcb4/>).
- Project applicants are required to implement stormwater BMPs to treat and infiltrate the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
- Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
- Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- Reduce impervious surface area by using permeable pavement materials where appropriate, including: pervious concrete/asphalt; unit pavers, i.e. turf block; and granular materials, i.e. crushed aggregates, cobbles.
- Install Roof runoff systems where site is suitable for installation. Runoff from rooftops is relatively clean, can provide groundwater recharge and reduce excess runoff into storm drains.
- Paint messages that prohibits the dumping of improper materials into the storm drain system adjacent to storm drain inlets. Prefabricated stencils can be obtained from the Dept. of Public Works, Stormwater Management Division.
- All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as NO DUMPING - DRAINS TO OCEAN) and/or graphical icons to discourage illegal dumping.



- Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.
- Legibility of stencils and signs must be maintained.
- Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
- The storage area must be paved and sufficiently impervious to contain leaks and spills.
- The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.
- Design an efficient irrigation system to minimize runoff including: drip irrigation for shrubs to limit excessive spray; shutoff devices to prevent irrigation after significant precipitation; and flow reducers.
- Incorporate appropriate erosion control and drainage devices, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code. Protect outlets of culverts, conduits or channels from erosion by discharge velocities by installing a rock outlet protection. Rock outlet protection is a physical device composed of rock, grouted riprap, or concrete rubble placed at the outlet of a pipe. Install sediment traps below the pipe-outlet. Inspect, repair and maintain the outlet protection after each significant rain.
- The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.

**IX a. General Plan Designation/Zoning**

- The proposed project would permit intensities and or densities exceeding those permitted by the existing \_\_\_\_\_ District Plan. However, this potential impact will be mitigated to a level of insignificance by the following measure:
- The applicant shall comply with mitigation measures required by this mitigated negative declaration (MND).

**XI a2. Increased Noise Levels (Parking Structure Ramps)**

- Environmental impacts may result from project implementation due to noise from cars using the parking ramp. However, the potential impacts will be mitigated to a level of insignificance by the following measures:
- Concrete, not metal, shall be used for construction of parking ramps.
- The interior ramps shall be textured to prevent tire squeal at turning areas.

**XI a3. Increased Noise Levels (Landscape Buffer)**

- Environmental impacts to the adjacent residential properties may result due to the \_\_\_\_\_ (describe feature) on the site. However, the potential impact will be mitigated to a level of insignificance by the following measures:
- A minimum five-foot wide landscape buffer shall be planted adjacent to the residential use.
- A landscape plan prepared by a licensed Landscape Architect shall be submitted and approved by the decision maker.

**XI a14. Severe Noise Levels ( Railroad)**

- Environmental impacts may result from project implementation due to noise from the adjacent railroad track. However, the potential impact will be mitigated by the following measures:
- All walls and windows in line of sight to the railroad track shall achieve a Sound Transmission Class (STC) of 50 as defined in UBC No. 35-1, 1979 edition.

**XIII a. Public Services (Fire)**

- Environmental impacts may result from project implementation due to the location of the project in an area having marginal fire protection facilities. However, this potential impact will be mitigated to a level of insignificance by the following measure:
- The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

**XIII b1. Public Services (Police General)**

- Environmental impacts may result from project implementation due to the location of the project in an area having marginal police services. However, this potential impact will be mitigated to a level of insignificance by the following measure:
- The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to Design Out Crime Guidelines: Crime Prevention Through Environmental Design published by the Los Angeles Police Department's Crime Prevention Section (located at Parker Center, 150 N. Los Angeles Street, Room 818, Los Angeles, (213)485-3134. These measures shall be approved by the Police Department prior to the issuance of building permits.

**XIII c1. Public Services (Schools)**

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

**XIII c2. Public Services (Schools)**

- Environmental impacts may result from project implementation due to the close proximity of the project to a school. However, the potential impact will be mitigated to a level of insignificance by the following measures:
- The developer and contractors shall maintain ongoing contact with administrator of \_\_\_\_\_ school. The administrative offices shall be contacted when demolition, grading and construction activity begin on the project site so that students and their parents will know when such activities are to occur. The developer shall obtain school walk and bus routes to the schools from either the administrators or from the LAUSD's Transportation Branch (323)342-1400 and guarantee that safe and convenient pedestrian and bus routes to the school be maintained.
- The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- 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.
- There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets adjacent to the school.
- Due to noise impacts on the schools, no construction vehicles or haul trucks shall be staged or idled on these streets during school hours.
- Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.

**XIII e. Public Services (Street Improvements Not Required By DOT)**

- Environmental impacts may result from project implementation due to the deterioration of street quality from increased traffic generation. However, the potential impact will be mitigated to a level of insignificance by the following measure:
- The project shall comply with the Bureau of Engineering's requirements for street dedications and improvements that will reduce traffic impacts in direct portion to those caused by the proposed project's implementation.

**XIV a. Recreation (Increase Demand For Parks Or Recreational Facilities)**

- Environmental impacts may result from project implementation due to insufficient parks and/or recreational facilities. However, the potential impact will be mitigated by the following measure:
- Per Section 17. 12-A of the LA Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of condominiums, or Recreation and Park fees for construction of apartment buildings.

**XV a1. Increased Vehicle Trips/Congestion**

- An adverse impact may result from the project's traffic generation. An investigation and analysis conducted by the Department of Transportation has identified significant project-related traffic impacts which can be mitigated to an acceptable level by the following measure:
- Implementing measure(s) detailed in said Department's communication to the Planning Department dated \_\_\_\_\_ and attached shall be complied with. Such report and mitigation measure(s) are incorporated herein by reference.

**XVI d. Utilities (Local or Regional Water Supplies)**



- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a level of insignificance by the following measures:
- **(All New Construction, Commercial/Industrial Remodel, Condominium Conversions, and Adaptive Reuse)**  
Unless otherwise required, and to the satisfaction of the Department of Building and Safety, the applicant shall install:
  - a. 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. Rebates may be offered through the Los Angeles Department of Water and Power to offset portions of the costs of these installations.
  - b. Restroom faucets with a maximum flow rate of 1.5 gallons per minute.Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)
- **(All New Commercial and Industrial)**  
Unless otherwise required, all restroom faucets shall be of a self-closing design, to the satisfaction of the Department of Building and Safety.
- **(All New Residential, Condominium Conversions, and Adaptive Reuse)**  
Unless otherwise required, and to the satisfaction of the Department of Building and Safety, the applicant shall:
  - a. Install a demand (tankless or instantaneous) water heater system sufficient to serve the anticipated needs of the dwelling(s).
  - b. Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.
  - c. 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. Rebates may be offered through the Los Angeles Department of Water and Power to offset portions of the costs of these installations.
  - d. 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.
- **(Landscaping)**  
In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:
  - a. Weather-based irrigation controller with rain shutoff;
  - b. Matched precipitation (flow) rates for sprinkler heads;
  - c. Drip/microspray/subsurface irrigation where appropriate;
  - d. Minimum irrigation system distribution uniformity of 75 percent;
  - e. Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials; and
  - 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 irrigated landscape areas totaling 5,000 sf. and greater, to the satisfaction of the Department of Building and Safety.

**XVI f. Utilities (Solid Waste)**

- Environmental impacts may result from project implementation due to the creation of additional solid waste. However, this potential impact will be mitigated to a level of insignificance by the following measure:
- 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.
- 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.
- To facilitate onsite separation and recycling of demolition and construction-related wastes, the contractor(s) shall provide temporary waste separation bins onsite during demolition and construction. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.



- Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.

**XVII d. End**

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

**CITY OF LOS ANGELES**  
OFFICE OF THE CITY CLERK  
ROOM 395, CITY HALL  
LOS ANGELES, CALIFORNIA 90012  
**CALIFORNIA ENVIRONMENTAL QUALITY ACT**  
**INITIAL STUDY**  
**and CHECKLIST**  
(CEQA Guidelines Section 15063)

<b>LEAD CITY AGENCY:</b> City of Los Angeles		<b>COUNCIL DISTRICT:</b> CD 7 - RICHARD ALARCON	<b>DATE:</b>
<b>RESPONSIBLE AGENCIES:</b> Department of City Planning			
<b>ENVIRONMENTAL CASE:</b> ENV-2006-10217-MND-REC		<b>RELATED CASES:</b> VTT-68157, CPC-2006-10252-ZC-SPR ZA-2008-817-ZV	
<b>PREVIOUS ACTIONS CASE NO.:</b>		<input type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions	
<b>PROJECT DESCRIPTION:</b> MIXED USE- 247 RESIDENTIAL/5COMMERCIAL CONDOS			
<b>ENV PROJECT DESCRIPTION:</b> Vesting Tentative Tract Map No. 68157 to permit a merger and resubdivision of three-lots into four-lots (one ground lot and three airspace lots) for 247 residential condominium units and five commercial condominium units (approximately 8,400 square feet of office space, and approximately 9,000 square feet of retail space). Also, pursuant to LAMC Section 12.32-C, a zone change from RA-1 (Suburban Zone) to RAS3-1VL (Residential/Accessory Services Zone), a Zone Variance for pursuant to LAMC Section 12.27 from transitional height and to permit floor area averaging across a unified development, and site plan review pursuant to LAMC Section 16.05. A haul route approval has also been requested.			
<b>ENVIRONMENTAL SETTINGS:</b> The project site is located in a urban setting, surrounded by open space in the OS-1XL Zone, single-family residential in the R1-1 Zone, an eight-unit apartment building in the C2-1 Zone, the Pacific Railroad right-of-way in the PF-1VL Zone, and retail stores in the C2-1 & RA-1 Zones. The project site is zoned C2-1 & RA-1 and is designated for Community Commercial land uses with corresponding zones of C2, C4, CR, RAS3, P & PB. In accordance with Footnote No. 1 of the Community Plan there is a maximum floor area ratio of 1.5 to one (Height District No. 1) for the commercial uses. The project is also located within the Pacoima/Panorama City Earthquake Disaster Assistance Project area, within the boundaries of the Transit Oriented District, and along a Mixed-Used Boulevard Special Boundaries. The site is currently developed with a commercial building and a single-family residence.			
<b>PROJECT LOCATION:</b> 12361 & 12385 N. SAN FERNANDO ROAD			
<b>COMMUNITY PLAN AREA:</b> SYLMAR <b>STATUS:</b>  <input checked="" type="checkbox"/> Does Conform to Plan  <input type="checkbox"/> Does NOT Conform to Plan		<b>AREA PLANNING COMMISSION:</b> NORTH VALLEY	<b>CERTIFIED NEIGHBORHOOD COUNCIL:</b> SYLMAR
<b>EXISTING ZONING:</b> (T)(Q)RAS3-1 C2-1		<b>MAX. DENSITY/INTENSITY ALLOWED BY ZONING:</b> 287-unit	LA River Adjacent: NO
<b>GENERAL PLAN LAND USE:</b> COMMUNITY COMMERCIAL		<b>MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION:</b> 287-units	
		<b>PROPOSED PROJECT DENSITY:</b> 247 dwelling units, 5 commercial condominium units	

## Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

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City Planning Associate

(213) 978-1382

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Signature

Title

Phone

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### Evaluation Of Environmental Impacts:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analysis," cross referenced).
5. Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where they are available for review.
  - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.



6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated
7. Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.
9. The explanation of each issue should identify:
  - a. The significance criteria or threshold, if any, used to evaluate each question; and
  - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

## Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input checked="" type="checkbox"/> AESTHETICS <input type="checkbox"/> AGRICULTURAL RESOURCES <input checked="" type="checkbox"/> AIR QUALITY <input checked="" type="checkbox"/> BIOLOGICAL RESOURCES <input checked="" type="checkbox"/> CULTURAL RESOURCES <input checked="" type="checkbox"/> GEOLOGY AND SOILS	<input checked="" type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS <input checked="" type="checkbox"/> HYDROLOGY AND WATER QUALITY <input checked="" type="checkbox"/> LAND USE AND PLANNING <input type="checkbox"/> MINERAL RESOURCES <input checked="" type="checkbox"/> NOISE <input type="checkbox"/> POPULATION AND HOUSING	<input checked="" type="checkbox"/> PUBLIC SERVICES <input checked="" type="checkbox"/> RECREATION <input checked="" type="checkbox"/> TRANSPORTATION/CIRCULATION <input checked="" type="checkbox"/> UTILITIES <input checked="" type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE
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## INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

### Background

#### PROPONENT NAME:

Meruelo Maddux Properties -12385 San Fernando Road, LLC  
Attn: John Charles Maddux, COO & President

#### PHONE NUMBER:

(213) 291-2800

#### APPLICANT ADDRESS:

761 Terminal Street, Building 1, 2nd Floor  
Los Angeles, CA 90021

#### AGENCY REQUIRING CHECKLIST:

Department of City Planning

#### DATE SUBMITTED:

12/08/2006

#### PROPOSAL NAME (if Applicable):

Sylmar Village

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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I. AESTHETICS				
a.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON A SCENIC VISTA?			✓
b.	SUBSTANTIALLY DAMAGE SCENIC RESOURCES, INCLUDING, BUT NOT LIMITED TO, TREES, ROCK OUTCROPPINGS, AND HISTORIC BUILDINGS, OR OTHER LOCALLY RECOGNIZED DESIRABLE AESTHETIC NATURAL FEATURE WITHIN A CITY-DESIGNATED SCENIC HIGHWAY?			✓
c.	SUBSTANTIALLY DEGRADE THE EXISTING VISUAL CHARACTER OR QUALITY OF THE SITE AND ITS SURROUNDINGS?	✓		
d.	CREATE A NEW SOURCE OF SUBSTANTIAL LIGHT OR GLARE WHICH WOULD ADVERSELY AFFECT DAY OR NIGHTTIME VIEWS IN THE AREA?	✓		
II. AGRICULTURAL RESOURCES				
a.	CONVERT PRIME FARMLAND, UNIQUE FARMLAND, OR FARMLAND OF STATEWIDE IMPORTANCE, AS SHOWN ON THE MAPS PREPARED PURSUANT TO THE FARMLAND MAPPING AND MONITORING PROGRAM OF THE CALIFORNIA RESOURCES AGENCY, TO NON-AGRICULTURAL USE?			✓
b.	CONFLICT THE EXISTING ZONING FOR AGRICULTURAL USE, OR A WILLIAMSON ACT CONTRACT?			✓
c.	INVOLVE OTHER CHANGES IN THE EXISTING ENVIRONMENT WHICH, DUE TO THEIR LOCATION OR NATURE, COULD RESULT IN CONVERSION OF FARMLAND, TO NON-AGRICULTURAL USE?			✓
III. AIR QUALITY				
a.	CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF THE SCAQMD OR CONGESTION MANAGEMENT PLAN?		✓	
b.	VIOLATE ANY AIR QUALITY STANDARD OR CONTRIBUTE SUBSTANTIALLY TO AN EXISTING OR PROJECTED AIR QUALITY VIOLATION?		✓	
c.	RESULT IN A CUMULATIVELY CONSIDERABLE NET INCREASE OF ANY CRITERIA POLLUTANT FOR WHICH THE AIR BASIN IS NON-ATTAINMENT (OZONE, CARBON MONOXIDE, & PM 10) UNDER AN APPLICABLE FEDERAL OR STATE AMBIENT AIR QUALITY STANDARD?		✓	
d.	EXPOSE SENSITIVE RECEPTORS TO SUBSTANTIAL POLLUTANT CONCENTRATIONS?	✓		
e.	CREATE OBJECTIONABLE ODORS AFFECTING A SUBSTANTIAL NUMBER OF PEOPLE?		✓	
IV. BIOLOGICAL RESOURCES				
a.	HAVE A SUBSTANTIAL ADVERSE EFFECT, EITHER DIRECTLY OR THROUGH HABITAT MODIFICATION, ON ANY SPECIES IDENTIFIED AS A CANDIDATE, SENSITIVE, OR SPECIAL STATUS SPECIES IN LOCAL OR REGIONAL PLANS, POLICIES, OR REGULATIONS BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. FISH AND WILDLIFE SERVICE ?			✓
b.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON ANY RIPARIAN HABITAT OR OTHER SENSITIVE NATURAL COMMUNITY IDENTIFIED IN THE CITY OR REGIONAL PLANS, POLICIES, REGULATIONS BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. FISH AND WILDLIFE SERVICE ?			✓
c.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON FEDERALLY PROTECTED WETLANDS AS DEFINED BY SECTION 404 OF THE CLEAN WATER ACT (INCLUDING, BUT NOT LIMITED TO, MARSH VERNAL POOL, COASTAL, ETC.) THROUGH DIRECT REMOVAL, FILLING, HYDROLOGICAL INTERRUPTION, OR OTHER MEANS?			✓
d.	INTERFERE SUBSTANTIALLY WITH THE MOVEMENT OF ANY NATIVE RESIDENT OR MIGRATORY FISH OR WILDLIFE SPECIES OR WITH ESTABLISHED NATIVE RESIDENT OR MIGRATORY WILDLIFE CORRIDORS, OR IMPEDE THE USE OF NATIVE WILDLIFE NURSERY SITES?			✓



Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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e.	CONFLICT WITH ANY LOCAL POLICIES OR ORDINANCES PROTECTING BIOLOGICAL RESOURCES, SUCH AS TREE PRESERVATION POLICY OR ORDINANCE (E.G., OAK TREES OR CALIFORNIA WALNUT WOODLANDS)?		✓		
f.	CONFLICT WITH THE PROVISIONS OF AN ADOPTED HABITAT CONSERVATION PLAN, NATURAL COMMUNITY CONSERVATION PLAN, OR OTHER APPROVED LOCAL, REGIONAL, OR STATE HABITAT CONSERVATION PLAN?				✓

#### V. CULTURAL RESOURCES

a.	CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF A HISTORICAL RESOURCE AS DEFINED IN STATE CEQA 15064.5?				✓
b.	CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF AN ARCHAEOLOGICAL RESOURCE PURSUANT TO STATE CEQA 15064.5?		✓		
c.	DIRECTLY OR INDIRECTLY DESTROY A UNIQUE PALEONTOLOGICAL RESOURCE OR SITE OR UNIQUE GEOLOGIC FEATURE?				✓
d.	DISTURB ANY HUMAN REMAINS, INCLUDING THOSE INTERRED OUTSIDE OF FORMAL CEMETERIES?				✓

#### VI. GEOLOGY AND SOILS

a.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : RUPTURE OF A KNOWN EARTHQUAKE FAULT, AS DELINEATED ON THE MOST RECENT ALQUIST-PRIOLO EARTHQUAKE FAULT ZONING MAP ISSUED BY THE STATE GEOLOGIST FOR THE AREA OR BASED ON OTHER SUBSTANTIAL EVIDENCE OF A KNOWN FAULT? REFER TO DIVISION OF MINES AND GEOLOGY SPECIAL PUBLICATION 42.		✓		
b.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : STRONG SEISMIC GROUND SHAKING?		✓		
c.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : SEISMIC-RELATED GROUND FAILURE, INCLUDING LIQUEFACTION?			✓	
d.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : LANDSLIDES?				✓
e.	RESULT IN SUBSTANTIAL SOIL EROSION OR THE LOSS OF TOPSOIL?		✓		
f.	BE LOCATED ON A GEOLOGIC UNIT OR SOIL THAT IS UNSTABLE, OR THAT WOULD BECOME UNSTABLE AS A RESULT OF THE PROJECT, AND POTENTIAL RESULT IN ON- OR OFF-SITE LANDSLIDE, LATERAL SPREADING, SUBSIDENCE, LIQUEFACTION, OR COLLAPSE?			✓	
g.	BE LOCATED ON EXPANSIVE SOIL, AS DEFINED IN TABLE 18-1-B OF THE UNIFORM BUILDING CODE (1994), CREATING SUBSTANTIAL RISKS TO LIFE OR PROPERTY?		✓		
h.	HAVE SOILS INCAPABLE OF ADEQUATELY SUPPORTING THE USE OF SEPTIC TANKS OR ALTERNATIVE WASTE WATER DISPOSAL SYSTEMS WHERE SEWERS ARE NOT AVAILABLE FOR THE DISPOSAL OF WASTE WATER?				✓

#### VII. HAZARDS AND HAZARDOUS MATERIALS

a.	CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH THE ROUTINE TRANSPORT, USE, OR DISPOSAL OF HAZARDOUS MATERIALS?				✓
b.	CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH REASONABLY FORESEEABLE UPSET AND ACCIDENT CONDITIONS INVOLVING THE RELEASE OF HAZARDOUS MATERIALS INTO THE ENVIRONMENT?		✓		



Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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c.	EMIT HAZARDOUS EMISSIONS OR HANDLE HAZARDOUS OR ACUTELY HAZARDOUS MATERIALS, SUBSTANCES, OR WASTE WITHIN ONE-QUARTER MILE OF AN EXISTING OR PROPOSED SCHOOL?				✓
d.	BE LOCATED ON A SITE WHICH IS INCLUDED ON A LIST OF HAZARDOUS MATERIALS SITES COMPILED PURSUANT TO GOVERNMENT CODE SECTION 65962.5 AND, AS A RESULT, WOULD IT CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT?				✓
e.	FOR A PROJECT LOCATED WITHIN AN AIRPORT LAND USE PLAN OR, WHERE SUCH A PLAN HAS NOT BEEN ADOPTED, WITHIN TWO MILES OF A PUBLIC AIRPORT OR PUBLIC USE AIRPORT, WOULD THE PROJECT RESULT IN A SAFETY HAZARD FOR PEOPLE RESIDING OR WORKING IN THE PROJECT AREA?				✓
f.	FOR A PROJECT WITHIN THE VICINITY OF A PRIVATE AIRSTRIP, WOULD THE PROJECT RESULT IN A SAFETY HAZARD FOR THE PEOPLE RESIDING OR WORKING IN THE AREA?				✓
g.	IMPAIR IMPLEMENTATION OF OR PHYSICALLY INTERFERE WITH AN ADOPTED EMERGENCY RESPONSE PLAN OR EMERGENCY EVACUATION PLAN?			✓	
h.	EXPOSE PEOPLE OR STRUCTURES TO A SIGNIFICANT RISK OF LOSS, INJURY OR DEATH INVOLVING WILDLAND FIRES, INCLUDING WHERE WILDLANDS ARE ADJACENT TO URBANIZED AREAS OR WHERE RESIDENCES ARE INTERMIXED WITH WILDLANDS?				✓

#### VIII. HYDROLOGY AND WATER QUALITY

a.	VIOLATE ANY WATER QUALITY STANDARDS OR WASTE DISCHARGE REQUIREMENTS?		✓		
b.	SUBSTANTIALLY DEplete GROUNDWATER SUPPLIES OR INTERFERE WITH GROUNDWATER RECHARGE SUCH THAT THERE WOULD BE A NET DEFICIT IN AQUIFER VOLUME OR A LOWERING OF THE LOCAL GROUNDWATER TABLE LEVEL (E.G., THE PRODUCTION RATE OF PRE-EXISTING NEARBY WELLS WOULD DROP TO A LEVEL WHICH WOULD NOT SUPPORT EXISTING LAND USES OR PLANNED LAND USES FOR WHICH PERMITS HAVE BEEN GRANTED)?			✓	
c.	SUBSTANTIALLY ALTER THE EXISTING DRAINAGE PATTERN OF THE SITE OR AREA, INCLUDING THROUGH THE ALTERATION OF THE COURSE OF A STREAM OR RIVER, IN A MANNER WHICH WOULD RESULT IN SUBSTANTIAL EROSION OR SILTATION ON- OR OFF-SITE?				✓
d.	SUBSTANTIALLY ALTER THE EXISTING DRAINAGE PATTERN OF THE SITE OR AREA, INCLUDING THROUGH THE ALTERATION OF THE COURSE OF A STREAM OR RIVER, OR SUBSTANTIALLY INCREASE THE RATE OR AMOUNT OF SURFACE RUNOFF IN A MANNER WHICH WOULD RESULT IN FLOODING ON- OR OFF SITE?				✓
e.	CREATE OR CONTRIBUTE RUNOFF WATER WHICH WOULD EXCEED THE CAPACITY OF EXISTING OR PLANNED STORMWATER DRAINAGE SYSTEMS OR PROVIDE SUBSTANTIAL ADDITIONAL SOURCES OF POLLUTED RUNOFF?		✓		
f.	OTHERWISE SUBSTANTIALLY DEGRADE WATER QUALITY?				✓
g.	PLACE HOUSING WITHIN A 100-YEAR FLOOD PLAIN AS MAPPED ON FEDERAL FLOOD HAZARD BOUNDARY OR FLOOD INSURANCE RATE MAP OR OTHER FLOOD HAZARD DELINEATION MAP?				✓
h.	PLACE WITHIN A 100-YEAR FLOOD PLAIN STRUCTURES WHICH WOULD IMPEDE OR REDIRECT FLOOD FLOWS?				✓
i.	EXPOSE PEOPLE OR STRUCTURES TO A SIGNIFICANT RISK OF LOSS, INJURY OR DEATH INVOLVING FLOODING, INCLUDING FLOODING AS A RESULT OF THE FAILURE OF A LEVEE OR DAM?				✓
j.	INUNDATION BY SEICHE, TSUNAMI, OR MUDFLOW?				✓

#### IX. LAND USE AND PLANNING

a.	PHYSICALLY DIVIDE AN ESTABLISHED COMMUNITY?				✓
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Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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b.	CONFLICT WITH APPLICABLE LAND USE PLAN, POLICY OR REGULATION OF AN AGENCY WITH JURISDICTION OVER THE PROJECT (INCLUDING BUT NOT LIMITED TO THE GENERAL PLAN, SPECIFIC PLAN, COASTAL PROGRAM, OR ZONING ORDINANCE) ADOPTED FOR THE PURPOSE OF AVOIDING OR MITIGATING AN ENVIRONMENTAL EFFECT?		✓		
c.	CONFLICT WITH ANY APPLICABLE HABITAT CONSERVATION PLAN OR NATURAL COMMUNITY CONSERVATION PLAN?				✓
<b>X. MINERAL RESOURCES</b>					
a.	RESULT IN THE LOSS OF AVAILABILITY OF A KNOWN MINERAL RESOURCE THAT WOULD BE OF VALUE TO THE REGION AND THE RESIDENTS OF THE STATE?				✓
b.	RESULT IN THE LOSS OF AVAILABILITY OF A LOCALLY-IMPORTANT MINERAL RESOURCE RECOVERY SITE DELINEATED ON A LOCAL GENERAL PLAN, SPECIFIC PLAN, OR OTHER LAND USE PLAN?				✓
<b>XI. NOISE</b>					
a.	EXPOSURE OF PERSONS TO OR GENERATION OF NOISE IN LEVEL IN EXCESS OF STANDARDS ESTABLISHED IN THE LOCAL GENERAL PLAN OR NOISE ORDINANCE, OR APPLICABLE STANDARDS OF OTHER AGENCIES?		✓		
b.	EXPOSURE OF PEOPLE TO OR GENERATION OF EXCESSIVE GROUNDBORNE VIBRATION OR GROUNDBORNE NOISE LEVELS?		✓		
c.	A SUBSTANTIAL PERMANENT INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT?			✓	
d.	A SUBSTANTIAL TEMPORARY OR PERIODIC INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT?		✓		
e.	FOR A PROJECT LOCATED WITHIN AN AIRPORT LAND USE PLAN OR, WHERE SUCH A PLAN HAS NOT BEEN ADOPTED, WITHIN TWO MILES OF A PUBLIC AIRPORT OR PUBLIC USE AIRPORT, WOULD THE PROJECT EXPOSE PEOPLE RESIDING OR WORKING IN THE PROJECT AREA TO EXCESSIVE NOISE LEVELS?				✓
f.	FOR A PROJECT WITHIN THE VICINITY OF A PRIVATE AIRSTRIP, WOULD THE PROJECT EXPOSE PEOPLE RESIDING OR WORKING IN THE PROJECT AREA TO EXCESSIVE NOISE LEVELS?				✓
<b>XII. POPULATION AND HOUSING</b>					
a.	INDUCE SUBSTANTIAL POPULATION GROWTH IN AN AREA EITHER DIRECTLY (FOR EXAMPLE, BY PROPOSING NEW HOMES AND BUSINESSES) OR INDIRECTLY (FOR EXAMPLE, THROUGH EXTENSION OF ROADS OR OTHER INFRASTRUCTURE)?				✓
b.	DISPLACE SUBSTANTIAL NUMBERS OF EXISTING HOUSING NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?				✓
c.	DISPLACE SUBSTANTIAL NUMBERS OF PEOPLE NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?				✓
<b>XIII. PUBLIC SERVICES</b>					
a.	FIRE PROTECTION?		✓		
b.	POLICE PROTECTION?		✓		
c.	SCHOOLS?		✓		
d.	PARKS?		✓		
e.	OTHER GOVERNMENTAL SERVICES (INCLUDING ROADS)?		✓		
<b>XIV. RECREATION</b>					



Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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a.	WOULD THE PROJECT INCREASE THE USE OF EXISTING NEIGHBORHOOD AND REGIONAL PARKS OR OTHER RECREATIONAL FACILITIES SUCH THAT SUBSTANTIAL PHYSICAL DETERIORATION OF THE FACILITY WOULD OCCUR OR BE ACCELERATED?		✓		
b.	DOES THE PROJECT INCLUDE RECREATIONAL FACILITIES OR REQUIRE THE CONSTRUCTION OR EXPANSION OF RECREATIONAL FACILITIES WHICH MIGHT HAVE AN ADVERSE PHYSICAL EFFECT ON THE ENVIRONMENT?			✓	

#### XV. TRANSPORTATION/CIRCULATION

a.	CAUSE AN INCREASE IN TRAFFIC WHICH IS SUBSTANTIAL IN RELATION TO THE EXISTING TRAFFIC LOAD AND CAPACITY OF THE STREET SYSTEM (I.E., RESULT IN A SUBSTANTIAL INCREASE IN EITHER THE NUMBER OF VEHICLE TRIPS, THE VOLUME TO RATIO CAPACITY ON ROADS, OR CONGESTION AT INTERSECTIONS)?		✓		
b.	EXCEED, EITHER INDIVIDUALLY OR CUMULATIVELY, A LEVEL OF SERVICE STANDARD ESTABLISHED BY THE COUNTY CONGESTION MANAGEMENT AGENCY FOR DESIGNATED ROADS OR HIGHWAYS?			✓	
c.	RESULT IN A CHANGE IN AIR TRAFFIC PATTERNS, INCLUDING EITHER AN INCREASE IN TRAFFIC LEVELS OR A CHANGE IN LOCATION THAT RESULTS IN SUBSTANTIAL SAFETY RISKS?				✓
d.	SUBSTANTIALLY INCREASE HAZARDS TO A DESIGN FEATURE (E.G., SHARP CURVES OR DANGEROUS INTERSECTIONS) OR INCOMPATIBLE USES (E.G., FARM EQUIPMENT)?			✓	
e.	RESULT IN INADEQUATE EMERGENCY ACCESS?			✓	
f.	RESULT IN INADEQUATE PARKING CAPACITY?				✓
g.	CONFLICT WITH ADOPTED POLICIES, PLANS, OR PROGRAMS SUPPORTING ALTERNATIVE TRANSPORTATION (E.G., BUS TURNOUTS, BICYCLE RACKS)?			✓	

#### XVI. UTILITIES

a.	EXCEED WASTEWATER TREATMENT REQUIREMENTS OF THE APPLICABLE REGIONAL WATER QUALITY CONTROL BOARD?				✓
b.	REQUIRE OR RESULT IN THE CONSTRUCTION OF NEW WATER OR WASTEWATER TREATMENT FACILITIES OR EXPANSION OF EXISTING FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL EFFECTS?			✓	
c.	REQUIRE OR RESULT IN THE CONSTRUCTION OF NEW STORMWATER DRAINAGE FACILITIES OR EXPANSION OF EXISTING FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL EFFECTS?			✓	
d.	HAVE SUFFICIENT WATER SUPPLIES AVAILABLE TO SERVE THE PROJECT FROM EXISTING ENTITLEMENTS AND RESOURCE, OR ARE NEW OR EXPANDED ENTITLEMENTS NEEDED?		✓		
e.	RESULT IN A DETERMINATION BY THE WASTEWATER TREATMENT PROVIDER WHICH SERVES OR MAY SERVE THE PROJECT THAT IT HAS ADEQUATE CAPACITY TO SERVE THE PROJECTS PROJECTED DEMAND IN ADDITION TO THE PROVIDERS			✓	
f.	BE SERVED BY A LANDFILL WITH SUFFICIENT PERMITTED CAPACITY TO ACCOMMODATE THE PROJECTS SOLID WASTE DISPOSAL NEEDS?		✓		
g.	COMPLY WITH FEDERAL, STATE, AND LOCAL STATUTES AND REGULATIONS RELATED TO SOLID WASTE?			✓	

#### XVII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	DOES THE PROJECT HAVE THE POTENTIAL TO DEGRADE THE QUALITY OF THE ENVIRONMENT, SUBSTANTIALLY REDUCE THE HABITAT OF FISH OR WILDLIFE SPECIES, CAUSE A FISH OR WILDLIFE POPULATION TO DROP BELOW SELF-SUSTAINING LEVELS, THREATEN TO ELIMINATE A PLANT OR ANIMAL COMMUNITY, REDUCE THE NUMBER OR RESTRICT THE RANGE OF A RARE OR ENDANGERED PLANT OR ANIMAL OR ELIMINATE IMPORTANT EXAMPLES OF THE		✓		
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Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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	MAJOR PERIODS OF CALIFORNIA HISTORY OR PREHISTORY?			
b.	DOES THE PROJECT HAVE IMPACTS WHICH ARE INDIVIDUALLY LIMITED, BUT CUMULATIVELY CONSIDERABLE? (CUMULATIVELY CONSIDERABLE MEANS THAT THE INCREMENTAL EFFECTS OF AN INDIVIDUAL PROJECT ARE CONSIDERABLE WHEN VIEWED IN CONNECTION WITH THE EFFECTS OF PAST PROJECTS, THE EFFECTS OF OTHER CURRENT PROJECTS, AND THE EFFECTS OF PROBABLE FUTURE PROJECTS).			✓
c.	DOES THE PROJECT HAVE ENVIRONMENTAL EFFECTS WHICH CAUSE SUBSTANTIAL ADVERSE EFFECTS ON HUMAN BEINGS, EITHER DIRECTLY OR INDIRECTLY?			✓

## DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)

The Environmental Impact Assessment includes the use of official City of Los Angeles and other government source reference materials related to various environmental impact categories (e.g., Hydrology, Air Quality, Biology, Cultural Resources, etc.). The State of California, Department of Conservation, Division of Mines and Geology - Seismic Hazard Maps and reports, are used to identify potential future significant seismic events; including probable magnitudes, liquefaction, and landslide hazards. Based on applicant information provided in the Master Land Use Application and Environmental Assessment Form, impact evaluations were based on stated facts contained therein, including but not limited to, reference materials indicated above, field investigation of the project site, and any other reliable reference materials known at the time.

Project specific impacts were evaluated based on all relevant facts indicated in the Environmental Assessment Form and expressed through the applicant's project description and supportive materials. Both the Initial Study Checklist and Checklist Explanations, in conjunction with the City of Los Angeles's Adopted Thresholds Guide and CEQA Guidelines, were used to reach reasonable conclusions on environmental impacts as mandated under the California Environmental Quality Act (CEQA).

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as **ENV-2006-10217-MND-REC** and the associated case(s), **VTT-68157**, **CPC-2006-10252-ZC-SPR ZA-2008-817-ZV**. Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) **will not:**

- Substantially degrade environmental quality.
- Substantially reduce fish or wildlife habitat.
- Cause a fish or wildlife habitat to drop below self sustaining levels.
- Threaten to eliminate a plant or animal community.
- Reduce number, or restrict range of a rare, threatened, or endangered species.
- Eliminate important examples of major periods of California history or prehistory.
- Achieve short-term goals to the disadvantage of long-term goals.
- Result in environmental effects that are individually limited but cumulatively considerable.
- Result in environmental effects that will cause substantial adverse effects on human beings.

### ADDITIONAL INFORMATION:

All supporting documents and references are contained in the Environmental Case File referenced above and may be viewed in the EIR Unit, Room 763, City Hall.

For City information, addresses and phone numbers: visit the City's website at <http://www.lacity.org> ; City Planning - and Zoning Information Mapping Automated System (ZIMAS) [cityplanning.lacity.org/](http://cityplanning.lacity.org/) or EIR Unit, City Hall, 200 N Spring Street, Room 763. Seismic Hazard Maps - <http://gmw.consrv.ca.gov/shmp/> Engineering/Infrastructure/Topographic Maps/Parcel Information - <http://boemaps.eng.ci.la.ca.us/index01.htm> or City's main website under the heading "Navigate LA".

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
SARAH RIGAMAT	City Planning Associate	(213) 978-1382	04/09/2008



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

<b>I. AESTHETICS</b>			
a.	NO IMPACT	No scenic vista has been officially designated for the area. No impact would result.	
b.	NO IMPACT	The project is not located along a City-Designated Scenic Highway and will not substantially damage any scenic resources. No impact would result.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<b>The mixed-use development will need to be landscaped to mitigate the increased height &amp; density. After implementation of the mitigation measure the impact will be less than significant</b>	I b2
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<b>The project will likely result in an increase in light. The lights need to be shielded downward to mitigate the impact to a less than significant level.</b>	I c1
<b>II. AGRICULTURAL RESOURCES</b>			
a.	NO IMPACT	The site & the area are not zoned for agriculture use and do not contain farmland of any type. No impact will result.	
b.	NO IMPACT	The site has not been used for agricultural purposes and will not conflict with the Williamson Act. No impact will result.	
c.	NO IMPACT	No farmland impact would result with this development being that it is located in a suburban area and is presently development. No impact will result.	
<b>III. AIR QUALITY</b>			
a.	LESS THAN SIGNIFICANT IMPACT	The mixed-use project shall be consistent with the goals of the SCAQMND & AQMP for reducing the emissions associated with new development and therefore would be consistent and would result in a less than significant impact.	
b.	LESS THAN SIGNIFICANT IMPACT	During construction there may be an increase to the existing basin-wide air quality violations, but this will only be a temporary impact. With mitigation measures, the project's air quality impact should be less than significant. Refer to construction Mitigation Measure VI b.	

Impact?	Explanation	Mitigation Measures
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c.	LESS THAN SIGNIFICANT IMPACT	Construction related and operational daily emissions associated with the project would not exceed SCAQMD's recommended thresholds. Therefore, the project would no be cumulatively considerable and this impact would be less than significant.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<b>Air pollution impacts on future occupants will be mitigated by the use of an air filtration system.</b>	III d1
e.	LESS THAN SIGNIFICANT IMPACT	During construction, activities associated with the application of architectural coatings and other interior and exterior finishes may produce discernible odors. These odors would be a temporary nuisance to adjacent properties, but because they are temporary and intermittent in nature, would not be considered a significant environmental impact.	

#### IV. BIOLOGICAL RESOURCES

a.	NO IMPACT	This is an infill project, so no species of concern are likely to live on-site. No impact will result.	
b.	NO IMPACT	This site does not contain riparian habitat or sensitive natural communities. No impact will result.	
c.	NO IMPACT	No wetlands are found on-site. No impact will result.	
d.	NO IMPACT	The site is not located within a wildlife corridor, nor is it used as a nursery. No impact will result.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<b>There are 35 trees on site scheduled for removal, however the engineer has certified that none are protected tree species. Replacement of trees for all trees over eight-inches in diameter on a 1:1 basis will mitigate the impact to a less than significant level.</b>	IV f
f.	NO IMPACT	The project will not conflict with any habitat conversation plan. No impact will result.	

#### V. CULTURAL RESOURCES

a.	NO IMPACT	There is a City of Los Angeles designated Historical-Cultural Monument (Mission Wells & Settling Basin, Monument No. LA 50 as of 5/10/1967) abutting the project site. However the project will not cause any change to the Historic Resource & therefore no impact would result.	
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Impact?	Explanation	Mitigation Measures
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b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	This site is not known to have archeological resources; however, it is located within close proximity to an archaeological survey area. The area is substantially developed & has had past grading soil disturbance activities, so historical find are not anticipated, however mitigation measures have been added to ensure less than significant impacts occur.	V b
c.	NO IMPACT	The project is not located in an area known paleontological resources.	
d.	NO IMPACT	No human remains are anticipated to be located on-site.	

#### VI. GEOLOGY AND SOILS

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The site is not located in an Alquist Priolo Special Study Zone & within a Fault Rupture Study Area. The soils information shall be used to determine appropriate type of construction.	VI b
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The property is subject to strong seismic shaking during earthquakes. However, this impact will be reduced to a less than significant level by the following the international building code standards during construction.	VI aii
c.	LESS THAN SIGNIFICANT IMPACT	A small portion of the site is located within the liquefaction zone; however, the potential for liquefaction beneath the site is considered remote.	
d.	NO IMPACT	The property is level and not susceptible to landslides.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Environmental impacts may result from the grading of the site and the hauling of the soil. However, these impacts will be reduced to a less than significant level by the incorporation of construction mitigation measures.	VI b1 VI b
f.	LESS THAN SIGNIFICANT IMPACT	Compliance with Building & Safety's Grading Division will ensure a less than significant impact.	
g.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	With respect to expansive soil, construction of the project would be required to comply with the City of Los Angeles International Building Code (as of 01/01/2008), which included building foundation requirements appropriate to site-specific conditions. Furthermore, potential risks related to expansive soil will be reduced to less than significant levels through review by the Grading Division.	VI aii
h.	NO IMPACT	No septic tanks are proposed for this project. No impact would result.	



Impact?	Explanation	Mitigation Measures
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## VII. HAZARDS AND HAZARDOUS MATERIALS

a.	NO IMPACT	No hazardous materials are proposed to be routinely transported or used for this mixed use project.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<b>Due to the age of the existing structures on site, asbestos containing material (ACM) could be present. Removal of any ACM must be completed prior to the issuance of demolition permit to mitigate the impact to a less than significant level.</b>	<b>VII b5</b> The single-family dwelling was built in 1947.
c.	NO IMPACT	The site is 1,000 feet from a school; however, no hazardous emissions are proposed to be release with the building of this project.	
d.	NO IMPACT	The site is not located on a hazardous-materials list nor is there a potential that the site was used for disposal or use of hazardous materials. No impact would result.	
e.	NO IMPACT	The area is not within an airport land use plan or within two miles of a public airport.	
f.	NO IMPACT	The site is not located within the vicinity of a private airstrip.	
g.	LESS THAN SIGNIFICANT IMPACT	San Fernando Road is a selected disaster route which is the primary thoroughfare for movement of emergency response traffic and access to critical facilities. Construction vehicles shall not be left unattended along this route.	
h.	NO IMPACT	The project site is not located in an area of wildland or high fire hazard terrain or vegetation.	

## VIII. HYDROLOGY AND WATER QUALITY

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<b>Construction activities associated with the project will be required to meet the National Pollution Discharge Elimination System (NPDES) requirements for storm water quality. The contractor will also be required to implement BMPs to control erosion &amp; to protect the quality of surface water runoff during the construction period. With appropriate design &amp; compliance with the applicable federal, state &amp; local regulations, Code requirements &amp; permit provisions, impacts will be reduced to less than significant levels.</b>	<b>VI b</b>
b.	LESS THAN SIGNIFICANT IMPACT	The project would not involve any wells used to extract groundwater, nor would it involve excavations that are deep enough to require dewatering of the project site. Therefore, impacts will be less than significant.	

Impact?	Explanation	Mitigation Measures
c.	NO IMPACT	The site is within an urbanized area and no natural watercourses on located on-site nor in the vicinity. Stormwater runoff form the site & surrounding area is removed by way of street flows and storm drains. Therefore, the project will not alter the existing drainage pattern.
d.	NO IMPACT	No streams or rivers are contained on-site and as such the development will not alter the existing drainage patterns.
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<b>The project is not anticipated to exceed the capacity of the existing stormwater drainage system. However, Stormwater will be controlled using best management practices to ensure pollution control measures. With implementation the mitigation measures will reduce stormwater runoff impacts to a less than significant.</b>
		VIII c2
f.	NO IMPACT	This residential project is not expected to degrade water quality by contamination or any other means.
g.	NO IMPACT	The site is not located within a 100-year or 500-year flood hazard area. No impact would occur.
h.	NO IMPACT	The project will not impede or redirect flood flows being that the site is not located within a 100-year flood hazards area.
i.	NO IMPACT	The project is not located in an area at risk of levee or dam failure since there are no levees or dams in the project vicinity. No impact will occur.
j.	NO IMPACT	The site is not located within an inundation area of seiches, tsunamis nor mudflows. Therefore, no impact would occur with respect to risk of loss, injury or death by seiche, tsunami or mudflow.
<b>IX. LAND USE AND PLANNING</b>		
a.	NO IMPACT	The project would not involve the permanent closure of any streets or sidewalks, and no separation of uses or disruption of access between land use types will occur. Therefore, the mixed-use/ residential/ commercial project will not physically divide the established community and no impact would occur.

Impact?	Explanation	Mitigation Measures
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b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project is seeking various entitlements in conjunction with the tract map to allow for the development of this mixed-use project. A zone change to RAS3-1 and site plan review under Case No. CPC-2006-10252-ZC-SPR and a zone variance for floor area averaging across both zones for a unified development and transitional height in the C2-1 zone under Case No. ZA-2008-817-ZV.	IX a
c.	NO IMPACT	The site is located within an urban area and is not part of any habitat or natural community conservation plan. Therefore, no impact would occur.	

#### X. MINERAL RESOURCES

a.	NO IMPACT	The site is not located in a known area of mineral resources.	
b.	NO IMPACT	The site is not designated as a locally important mineral resource recovery area.	

#### XI. NOISE

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Implementation of the project would result in an increase in ambient noise levels during both construction and operation. Construction of the project would require the use of heavy equipment for site demolition, grading and excavation, the installation of utilities, paving and building fabrication. On site operational noise would be generated by heating, ventilation & air conditioning (HAVC) equipment. Therefore mitigation is required to reduce the project to less than significant noise levels.	XI a2, XI a3, XI a14
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Construction activities that would occur on site have the potential to generate low levels of groundborne vibration and will be temporary.	VI b
c.	LESS THAN SIGNIFICANT IMPACT	Due to the increase of density on site, noise levels are anticipated to rise. However, this is an infill project and is anticipated to result in a less than significant increase in the ambient noise levels.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	During project construction, the applicant will be required to comply with the City's Noise Ordinance and with the City's policies governing construction activities.	VI b
e.	NO IMPACT	The site is not located within an airport land use area and no impacts are anticipated.	



Impact?	Explanation	Mitigation Measures
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f.	NO IMPACT	The proposed project is not located within the vicinity of a private air strip and no impacts are anticipated.	
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## XII. POPULATION AND HOUSING

a.	NO IMPACT	The project will result in the construction of 32-units, which would likely be filled by the existing population.	
b.	NO IMPACT	No net housing will be displaced as a result of the project.	
c.	NO IMPACT	The proposed project would not involve or cause the construction of replacement housing elsewhere. Pursuant to Public Resources Code Section 21082.2 (c) (CEQA Guidelines Section 15064 (e)), no substantial evidence exists establishing a nexus between the project and the direct or indirect need to construct new housing elsewhere in the City of Los Angeles. The project would provide a net increase in the City's housing stock. Furthermore, the one single-family dwelling located on-site is owner occupied.	

## XIII. PUBLIC SERVICES

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project is located in an area of adequate fire response times; however, it is also located in Fire District No. 2. To improve fire protection additional mitigation measures have be added.	XIII a
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Police service and response times should be adequate, being that the project is located in a developed area. However, the project shall be designed to deter from crime.	XIII b1
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will increase the demand on area schools; however, the impact will be reduced to a less than significant level by the payment of school fees to LAUSD & following mitigation measures in correspondence form LAUSD dated January 22, 2007.	XIII c1, XIII c2 The project is about 1,000 feet north of Oseloa Elementary School.
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project may result in an increase in the use of Parks; however, this impact will be reduced to a less than significant level by the payment of Quimby fees.	XIV a
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The Bureau of Engineering may require a dedication along Beverly Drive in conformance with Street Standards.	XIII e

## XIV. RECREATION

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

#### XV. TRANSPORTATION/CIRCULATION

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The Department of Transportation (DOT) reviewed a study conducted by traffic consultant Raju Associates, Inc., dated November 2006 which analyzed 12 intersections & determined the traffic generated by this proposed project will not significantly impact any of the studied intersections. Although the study adequately evaluated the project-related traffic impacts, DOT added additional mitigation measures to ensure a less than significant impact.	XV a1 Project requirements include: (A) highway dedication & improvements, and (B) site access & internal circulation.
b.	LESS THAN SIGNIFICANT IMPACT	The project is not expected to exceed the standard level of service of the area, in that the density is in conformance with the Community Plan & the streets shall be dedicated in accord with the Generalized Circulation Plan for Major Highway Class II & local streets or to the satisfaction of the City Engineer. Furthermore, the projected 2010 level of services (LOS) will only negatively effect two of the 12 intersections studied (San Fernando Rd & Polk St during PM peak hours will be reduced to an LOS	
c.	NO IMPACT	No change in air traffic patterns will result from this subdivision.	
d.	LESS THAN SIGNIFICANT IMPACT	The distance between the two garage ramps is approximately 313 feet. These driveways provide entry & exit access into the subterranean parking area in accordance with BOE standards. The proposed driveways are accepted to have a less than significant impact on traffic.	
e.	LESS THAN SIGNIFICANT IMPACT	The project is subject to driveway & circulation review to ensure no impacts.	
f.	NO IMPACT	The project will provide two parking spaces per unit and 1/4 guest parking space per unit which meets the Deputy Advisory Agency's residential parking policy. No impact will result.	

Impact?	Explanation	Mitigation Measures
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g.	LESS THAN SIGNIFICANT IMPACT	Ample public transportation is provided in the project vicinity. Neither the construction nor operation of the project would involve the relocation, replacement or hinder the function of any alternative transportation policies.	
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#### XVI. UTILITIES

a.	NO IMPACT	The residential project should not exceed the wastewater treatment requirements of the LA Regional Water Quality Control Board.	
b.	LESS THAN SIGNIFICANT IMPACT	This subdivision will not require the construction of a new water or wastewater treatment facility in that it is currently serviced by the East Valley Tributary Facility.	
c.	LESS THAN SIGNIFICANT IMPACT	The project will not likely result in a new stormwater drainage facility. However, new construction activities are subject to storm water run off controls and BOE standards for public improvement adjacent to the site.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<b>Water supply issues have been of growing concern for the Department of Water &amp; Power (DWP); therefore to maintain a sustainable water supply for the City all new construction subject to discretionary review shall include water conserving measures.</b>	XVI d
e.	LESS THAN SIGNIFICANT IMPACT	The increase in wastewater can be accommodated by the wastewater treatment provider in accordance with the DWP. The impact will be less than significant.	
f.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<b>Local landfills have sufficient capacity to serve this project, as long as the project take advantage of the recycling systems provided.</b>	XVI f
g.	LESS THAN SIGNIFICANT IMPACT	The project will be required to provide on-site recycling to reduce the amount of trash going into landfills. This will reduce the solid waste impact to a less than significant level.	

#### XVII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<b>Mitigation measures are included that would ensure the project will not degrade the quality of the environment, reduce or threaten any fish or wildlife species, or eliminate important examples of California historic resources. Implementation of the mitigation measures provide potential adverse environmental impact associated with the project</b>	XVII d
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Impact?	Explanation	Mitigation Measures
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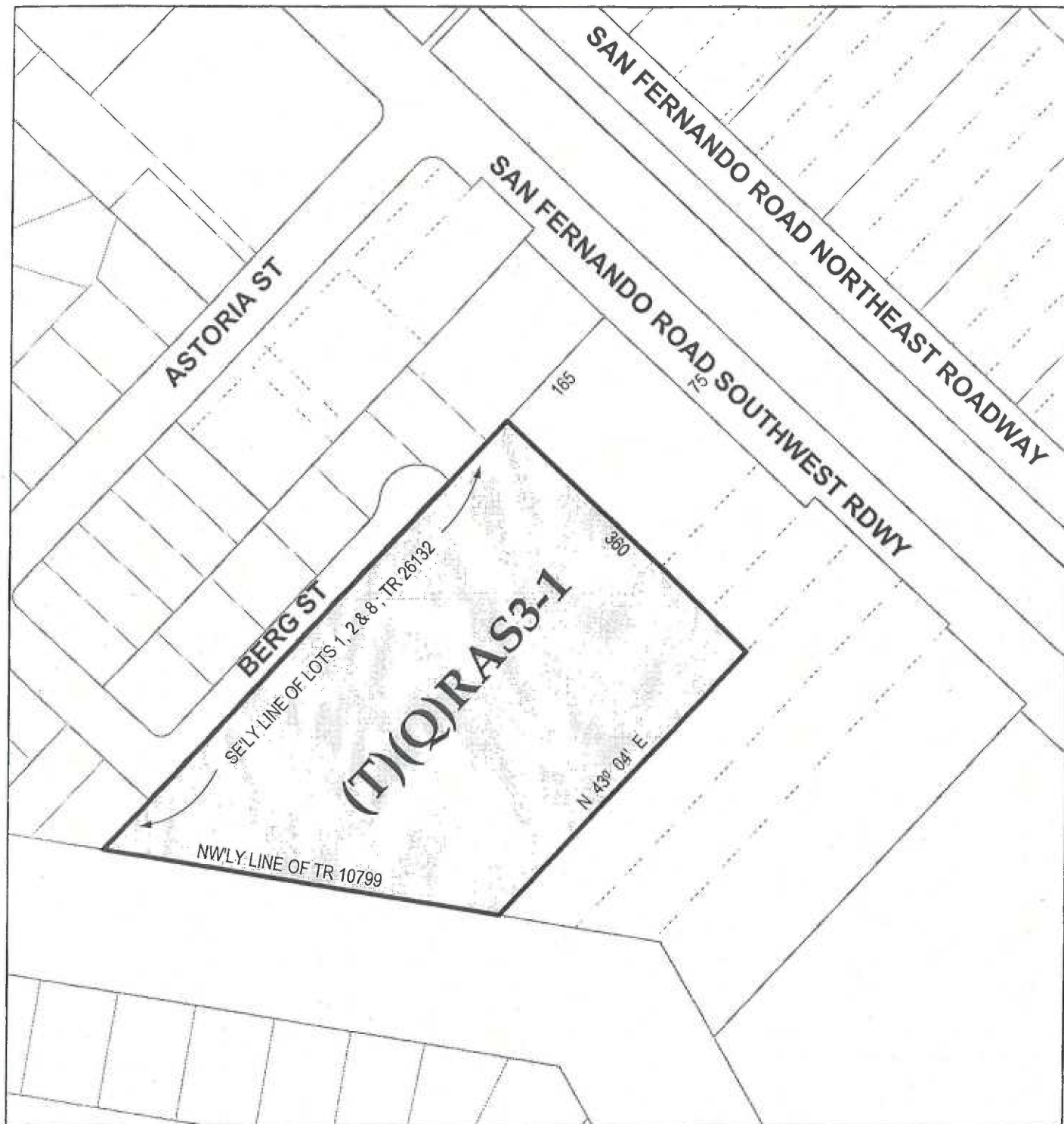
		would be reduced to less than significant levels.	
b.	LESS THAN SIGNIFICANT IMPACT	As concluded, the project's incremental contribution to cumulative impacts would be less than significant and would result in a less than significant cumulative impacts in all areas analyzed.	
c.	LESS THAN SIGNIFICANT IMPACT	After implementation of mitigation measures, the proposed project does not have any significant direct or indirect impacts to human beings.	

ORDINANCE NO. 179269

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

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

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:



0 25 50 100  
Feet

Legend

 ZONE CHANGE AREA

CM 219 B 149

CPC 2006 - 10252 ZC SPR

DYG / *122*

05/06/07



## (Q) QUALIFIED CONDITIONS OF APPROVAL

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

### A. Entitlement Conditions

1. **Use.** The use and area regulations of the subject property shall be limited to those permitted in the RAS3-1 and C2-1 Zones as defined in Sections 12.10.5 and 12.14 of the LAMC unless modified by herein conditions or subsequent action.
2. **Site Plan.** The use and development of the subject property shall be in substantial conformance with the site plan (Exhibit C) including the following:
  - a. A 21-foot landscaped buffer adjacent the sidewalk along Berg Street.
  - b. No vehicular access for the project from Berg Street or El Dorado Avenue.
3. **Density.** A maximum of 247-unit residential condominium shall be permitted and a maximum of 8,400 square feet of office space and 9,000 square feet of retail space.
4. **Height and Floor Area.** No building or structure located on the subject property shall exceed a height of 60-feet as shown in the elevations (Exhibit C) and shall be limited to no more than one-and-one-half times the buildable area of the lot in conformance with Footnote No. 1 of the Sylmar Community Plan. Furthermore, the project shall be redesigned to include transitional height for the C2 Zone portions of the lot within 45 feet of an R1 or RA Zone. Also, the first row of condominiums adjacent to Berg Street shall be stepped back in height, which includes two-stories of units above the parking podium, as shown on the North Elevation (Exhibit C).
5. **Parking.** For residential condominiums, a minimum of two covered off-street parking spaces per dwelling plus a minimum of 1/4 guest parking spaces per dwelling unit shall be provided. Provide commercial parking in accordance with LAMC Section 12.21-A,4.
  - a. Tandem parking spaces may be used only for the spaces, which are assigned and designated for each single residential unit and office units. Tandem parking shall not be used for commercial retail and guest parking.
  - b. Office and commercial employees shall not park on adjacent residential streets during the hours they are working at the subject facility.
  - c. Guest parking sign(s) shall be clearly posted at building entrance(s). The sign(s) shall be in large, easy to read lettering and shall indicate the general location of guest parking. Sign wording shall be to the satisfaction of the Planning Department and shall indicate the number of reserved guest parking spaces.
  - d. If any guest parking spaces are located behind security gates, the following shall apply:
    - (1) If remote electronic gate opening system shall be installed so that the security gate can be opened from each residential unit served by the secured guest parking.

- (2) An electronic intercommunication system shall be installed. The system shall be readily accessible to the drivers of guest vehicles and to the units served by the secured guest parking.
- (3) If there is a security gate, then it shall be setback from the public right-of-way so as to provide a waiting area for guest vehicles and to prohibit blockage or interference with the public right-of-way by waiting guest vehicles.
- (4) Alternative to the provisions of this condition may be approved by the Planning Department provided that the intent of readily accessible guest parking facilities and no interference with the public right-of-way is assured.

**B. Other Conditions**

6. **Balconies.** Balconies shall be permitted on all levels. For the four balconies (levels 3-4) fronting San Fernando Road on the northeast building, a minimum of 50% of the balcony walls shall be made of opaque or solid materials. The applicant shall indicate on the final elevation plans the height of the balcony wall and material(s) being used to the satisfaction of the Planning Department.
7. **Loading.** Loading and unloading activities shall not interfere with traffic on any public street. Public sidewalks, alleys and/or other public ways shall not be used for the parking or loading or unloading of vehicles. The location of loading areas shall be clearly identified on the site plan to the satisfaction of the Department of City Planning.
8. **Employee Transportation Plan.** To reduce or eliminate employees parking on adjacent streets, the property owner shall provide the following:
  - a. Carpooling (Employee). The business owner shall provide coordination for an employee carpooling program.
  - b. Employee Transit Subsidy. The business owner shall:
    - (1) Reimburse employees a minimum of 50 percent of the public transit fare used by the employees to travel to and from their work at the subject facility; and/or
    - (2) Provide free public transit passes, tickets, tokens or other legal tender to employees who commute by public transit to work at the subject facility.
  - c. Notice shall be provided in writing of the availability of these transit benefits to current and future employees (at the time they are hired) who work at the subject facility.
  - d. A copy of the initial statement of these employee transit benefits shall be provided to the Planning Department.
9. **Community Relations.** 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.
10. **Posting of Construction Activities.** The adjacent residents shall be given regular notification of major construction activities and their duration. A visible and readable sign



(at a distance of 50 feet) shall be posted on the construction site identifying a telephone number for inquiring about the construction process and to register complaints.

11. **Construction Parking.** Off-street parking shall be provided for all construction-related employees generated by the proposed project. No employees or subcontractor 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 owner's base of operations.

### C. Environmental Conditions

12. **Landscape Plan.** 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, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the decision maker (Exhibit F; Conceptual Landscape Plan).
13. **Graffiti.** Every building, structure, or portion thereof shall be maintained in a safe and sanitary condition and good repair. The premises of every building or structure shall be maintained in good repair and free from graffiti, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104. The exterior of all privately owned buildings and fences shall be free from graffiti when such graffiti is visible from a public street or alley, pursuant to Municipal Code Section 91.8104.15.
14. **Lighting.** Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties.
15. **Air Quality.** RESIDENTIAL - The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 8 or better in order to reduce the effects of diminished air quality on the occupants of the project. COMMERCIAL/INSTITUTIONAL - The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 11 or better in order to reduce the effects of diminished air quality on the occupants of the project.
16. **Archaeology.** If any archaeological materials are encountered during the course of the project development, the project shall be halted. The services of an archaeologist shall be secured by contacting the Center for Public Archaeology - Cal State University Fullerton, or a member of the Society of Professional Archaeologist (SOPA) or a SOPA-qualified archaeologist to assess the resources and evaluate the impact. Copies of the archaeological survey, study or report shall be submitted to the UCLA Archaeological Information Center. A covenant and agreement shall be recorded prior to obtaining a grading permit.
17. **Seismic.** The design and construction of the project shall conform to the Uniform Building Code seismic standards as approved by the Department of Building and Safety.
18. **Construction (Air Quality).**
  - a. 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.



- b. The owner or contractor shall maintain the construction area sufficiently dampened to control dust caused by grading, construction and hauling, and at all times provide reasonable control of dust caused by wind.
  - c. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
  - d. All materials transported off-site shall be either sufficiently watered or securely covered to prevent the generation of excessive amounts of dust.
  - e. All clearing, grading, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent the generation of excessive amounts of dust.
  - f. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
  - g. 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.
19. **Construction (Noise).** The project shall comply with the City of Los Angeles Noise Ordinance Nos. 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.
- a. Construction shall be restricted to the hours of 7:00 AM to 6:00 PM Monday through Friday, and 8:00 AM to 6:00 PM on Saturday.
  - b. Construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously that causes high noise levels.
  - c. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
  - d. The project sponsor shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, to insure an acceptable interior noise environment.
20. **Construction (Grading).** Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. The application of BMPs includes but is not limited to the following:
- a. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), construct diversion dikes to channel runoff around the site. Line channels with grass or roughened pavement to reduce runoff velocity.
  - b. Incorporate appropriate erosion control and drainage devices to the satisfaction of the Building and Safety Department shall be incorporated, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned. These will shield and bind the soil.

- c. Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.

21. **General Construction.**

- a. 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 and wastes shall be removed to an appropriate landfill. Toxic wastes shall be discarded at a licensed regulated disposal site.
  - b. Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
  - c. Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.
  - d. Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
  - e. Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.
  - f. Conduct all vehicle/equipment maintenance, repair, and washing away from storm drains. All major repairs are to be conducted off-site. Use drip pans or drop clothes to catch drips and spills.
22. **Haul Routes.** Projects involving the import/export of approximately 20,000 cubic yards or more of dirt shall obtain haul route approval by the Department of Building and Safety. The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety. Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances. In addition, the haul route and staging areas shall avoid residential areas where feasible.
23. **Asbestos Containing Materials.** Prior to the issuance of any demolition permit, the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant that no ACM are present in the building. If ACM 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 State and Federal rules and regulations.
24. **Stormwater and Urban Runoff Pollution Control.** Ordinance No. 172,176 and Ordinance No. 173,494 specify Stormwater and Urban Runoff Pollution Control, which require the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. Applicants must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board, including the following:
- a. Project applicants are required to implement stormwater BMPs to retain or treat the runoff from a storm event producing 3/4 inch of rainfall in a 24-hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.



- b. Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
- c. Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- d. Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- e. Install Roof runoff systems where site is suitable for installation. Runoff from rooftops is relatively clean, can provide groundwater recharge and reduce excess runoff into storm drains.
- f. All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as NO DUMPING - DRAINS TO OCEAN) and/or graphical icons to discourage illegal dumping. Legibility of stencils and signs must be maintained.
- g. Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
- h. The storage area must be paved and sufficiently impervious to contain leaks and spills.
- i. The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.
- j. Design an efficient irrigation system to minimize runoff including: drip irrigation for shrubs to limit excessive spray; shutoff devices to prevent irrigation after significant precipitation; and flow reducers.
- k. The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.

25. **Noise.**

- a. Concrete, not metal, shall be used for construction of parking ramps. The interior ramps shall be textured to prevent tire squeal at turning areas.
- b. A minimum five-foot wide landscape buffer shall be planted adjacent to the residential use. A landscape plan prepared by a licensed Landscape Architect shall be submitted and approved by the decision maker.
- c. All residential exterior windows within the project shall be constructed with double-pane glass. All exterior wall construction shall provide a Sound Transmission Class of 50 or greater as defined in UBC No. 35-1, 1979 edition or any amendment thereto. As an alternative, the applicant may retain an acoustical engineer to submit evidence, along with the application for a building permit, any alternative means of sound



insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room.

- d. All walls and windows in line of sight to the railroad track shall achieve a Sound Transmission Class (STC) of 50 as defined in UBC No. 35-1, 1979 edition.
26. **Solid Waste.** The developer shall institute a recycling program to the satisfaction of the Planning Department to reduce the volume of solid waste going to landfills. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be picked up no less than once a week as a part of the project's regular trash pick-up program.

**D. Administrative Conditions of Approval**

27. **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.
28. **Code Compliance.** Area, height and use regulations of the zone classification of the subject property shall be complied with, except where herein conditions are more restrictive.
29. **Covenant.** Prior to the issuance of shoring, excavation, and foundation permits relative to this matter, an agreement concerning all the information contained in the (Q) conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assigns. The agreement shall be submitted to the Planning Department for approval before being recorded, after recordation, a copy bearing the Recorder' number and date shall be provided to the Planning Department for attachment to the file.
30. **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.
31. **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.
32. **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.
33. **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.
34. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees 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.

Sec. 2. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of OCT 02 2007.

FRANK T. MARTINEZ, City Clerk

Approved OCT 12 2007

By [Signature] Deputy

[Signature] Mayor

Approved as to Form and Legality

ROCKARD J. DELGADILLO, City Attorney

By \_\_\_\_\_  
\_\_\_\_\_  
City Attorney

Pursuant to Section 558 of the City Charter, the City Planning Commission on May 24, 2007, recommended this ordinance be adopted by the City Council.

[Signature]  
Gabriele Williams  
Commission Executive Assistant II

File No. 07-2363



**DECLARATION OF POSTING ORDINANCE**


I, MARIA C. RICO, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 179269 - Zone change at 12361 and 12385 North San Fernando Road - CPC 2006-10252 ZC SPR - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on October 2, 2007, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on October 16, 2007 I posted a true copy of said ordinance at each of three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Hall of Records of the County of Los Angeles.

Copies of said ordinance were posted conspicuously beginning on October 16, 2007 and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this 16th day of October 2007 at Los Angeles, California.

  
Maria C. Rico, Deputy City Clerk

**Ordinance Effective Date:** November 25, 2007

**Council File No.** 07-2363

**Project Location: 12361 & 12385 San Fernando Road**



1. Facing North adjacent to San Fernando Blvd



2. Facing South adjacent to El Dorado Ave



3. Facing East adjacent landscape business



4. Facing West adjacent to residential building



**Project Location: 12361 & 12385 San Fernando Road**



5. North view of light industrial use across San Fernando



6. Mass transit and bike trail



7. Landscape business adjacent to property



8. Residential building adjacent to property



**Project Location: 12361 & 12385 San Fernando Road**

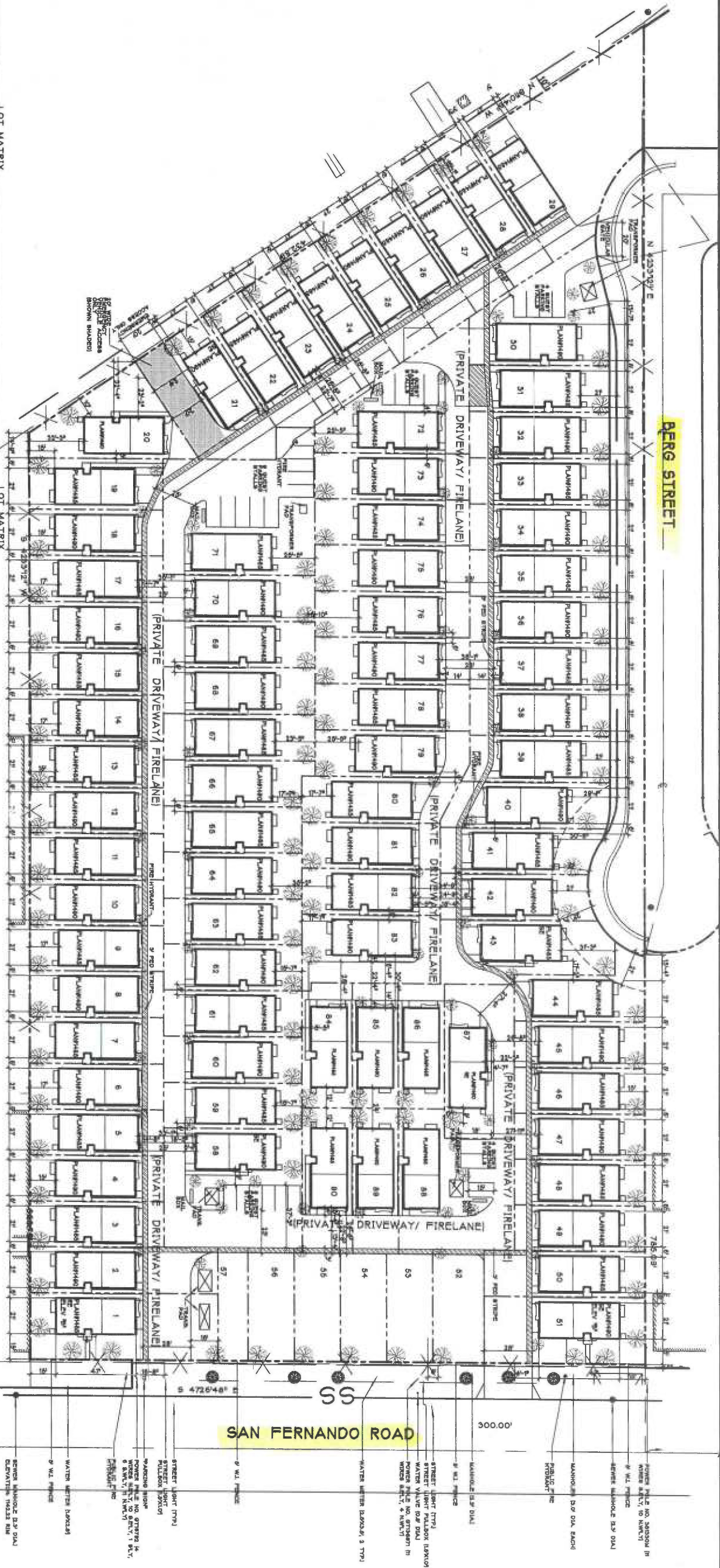


9. DWP drainage South of property



10. South property line facing San Fernando Blvd





LOT MATRIX											
LOT #	PROJ. AREA	PROJ. AREA	PROJ. AREA	PROJ. AREA	PROJ. AREA	PROJ. AREA	PROJ. AREA	PROJ. AREA	PROJ. AREA	PROJ. AREA	PROJ. AREA
1	14.4	14.4	14.4	14.4	14.4	14.4	14.4	14.4	14.4	14.4	14.4
2	14.4	14.4	14.4	14.4	14.4	14.4	14.4	14.4	14.4	14.4	14.4
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82	14.4	14.4	14.4	14.4	14.4	14.4	14.4	14.4	14.4	14.4	14.4
83	14.4	14.4	14.4	14.4	14.4	14.4	14.4	14.4	14.4	14.4	14.4
84	14.4	14.4	14.4	14.4	14.4	14.4	14.4	14.4	14.4	14.4	14.4

# ARCHITECTURAL SITE PLAN

SCALE: 1"=30'-0"

PARKING TABULATION:  
27 GUEST STALLS PROVIDED  
23 GUEST STALLS REQUIRED (0.25/U)

UNIT TABULATION:  
PLAN#1485: 43 UNITS  
PLAN#1490: 41 UNITS  
TOTAL: 84 UNITS

PLAN# 1485

PLAN# 1490

**GROSS CONSTRUCTION AREA**

FIRST FLOOR: 105,000 SQ. FT.

SECOND FLOOR: 105,000 SQ. FT.

TOTAL: 210,000 SQ. FT.

**GROSS AREA**

AREA EXCL. WALLS: 105,000 SQ. FT.

AREA INC. WALLS: 105,000 SQ. FT.

BUILDING AREA: 105,000 SQ. FT.

TOTAL GROSS AREA: 210,000 SQ. FT.

**BUILDING HEIGHT: 35'-1 1/2'**

TYPE OF CONSTRUCTION: "C-5"

OCCUPANCY: R-3 (U)

**GROSS CONSTRUCTION AREA**

FIRST FLOOR: 105,000 SQ. FT.

SECOND FLOOR: 105,000 SQ. FT.

TOTAL: 210,000 SQ. FT.

**GROSS AREA**

AREA EXCL. WALLS: 105,000 SQ. FT.

AREA INC. WALLS: 105,000 SQ. FT.

BUILDING AREA: 105,000 SQ. FT.

TOTAL GROSS AREA: 210,000 SQ. FT.

**BUILDING HEIGHT: 35'-1 1/2'**

TYPE OF CONSTRUCTION: "C-5"

OCCUPANCY: R-3 (U)

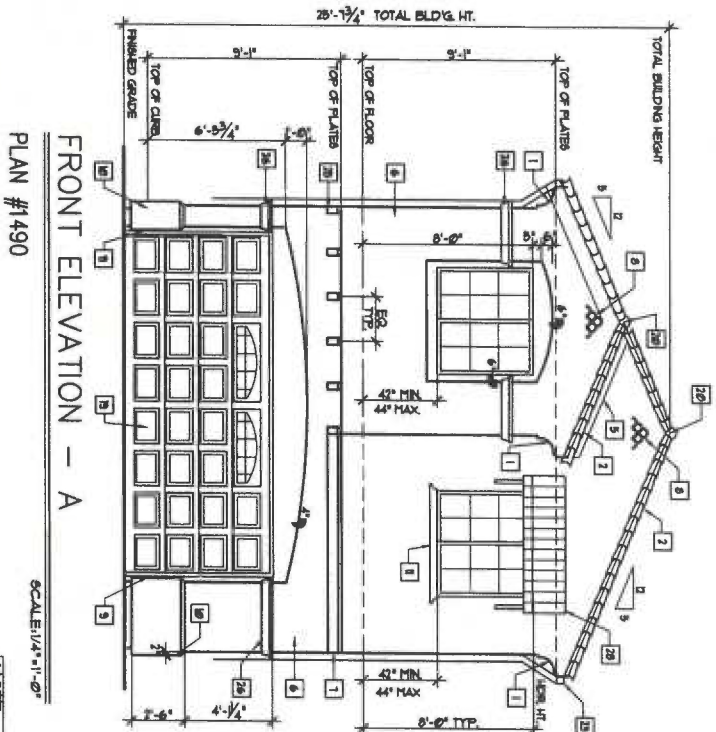
plan check set



ELEVATION KEYNOTES:

- 2x6 STUCCO FACIA W/ ROOF PLANT-ON + STUCCO FLARE
- RAVE TILE OVER RAKE WALL - FLUSH GARAGE
- 2x6 STUCCO W/ STUCCO OVER
- GABLE END VENT. 8"X 24" GL. SCREENED + LOWEDED INTERSECTION
- GL. FLASHING AT ALL ROOF TO WALL INTERSECTION
- EXTERIOR STUCCO OVER RETAL LATH
- 8" X 8" ROOF PLANT-ON W/ STUCCO OVER
- CANTILEVERED FLOOR CONSTRUCTION
- DECORATIVE ROOF GABLE END TILE PROJECTION (6" MAX)
- GARAGE DOOR LATCH
- 1/2" ROOF FLASH-CUT W/ STUCCO OVER
- 2x4 ROOF PLANT-ON W/ STUCCO OVER
- CORRUPTION AIR VENT. 12" X 12" GL. SCREENED + LOWEDED
- CONCRETE SLOOP (24"X36" MIN. VENT. SIZE W/ R.F.L. PLAN
- 12" GL. EXPANSION SCREENS
- GL. SLEEP SCREENS - 8" MIN. ABOVE GRADE (6" MIN. ABOVE CONC.)
- 12" X 8" GL. SCREENED GARAGE EXHAUST VENT. ABOVE GARAGE CURB WALL
- BURST DOOR PER OWNER'S SELECTION
- CLASS 1/4" MIN. RATED CONCRETE 3" TILE ROOFING
- CONCRETE TILE CAP + MOSE CONSTRUCTION
- 3"X4"X-4" BENTLEIN - THERMAL LITE 1000° FRS-3444
- DRIER VENT - GL. VENT CAP AS REQ'D.
- ALUMINUM GUTTERS TYPICAL
- WALL MOUNTED ALUMINUM DOWNPOUTS
- 4" X 8" FLOOR CORNERS W/ STUCCO OVER
- FOAM THERM W/ STUCCO OVER
- 4" X 8" WOOD FRAMED INFER-CUT W/ EXTERIOR STUCCO OVER PROVIDE CHASE FOR AC CONDENSER LINE INSIDE
- WALL MOUNTED CANVAS AWNINGS
- 2x12 SPACING TILE INSET (4" X 4" TILES)
- 4" X 8" WOOD FRAMED INFER-CUT W/ EXTERIOR STUCCO OVER PROVIDE CHASE FOR AC CONDENSER LINE INSIDE
- 12" X 8" ROOF PLANT-ON W/ STUCCO OVER
- REARWARD ELEV'S ONLY

ELEVATION NOTE:  
PROVIDE AIR-GRABBER WITHIN THE FIRST 3 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS.  
EXCEPTION: MAINTENANCE OF BUILDING AFFIDAVIT IS REQUIRED BY THE OWNER TO COMPLY WITH THE CITY OF LOS ANGELES TO REMOVE AIR GRABBER WITHIN 10 DAYS OF THE GRABBER BEING APPLIED (6800) - AIR GRABBER PLAN BY VISUAL POLLUTION TECHNOLOGIES, INC. APPROVED ON APPROVED SCALE.

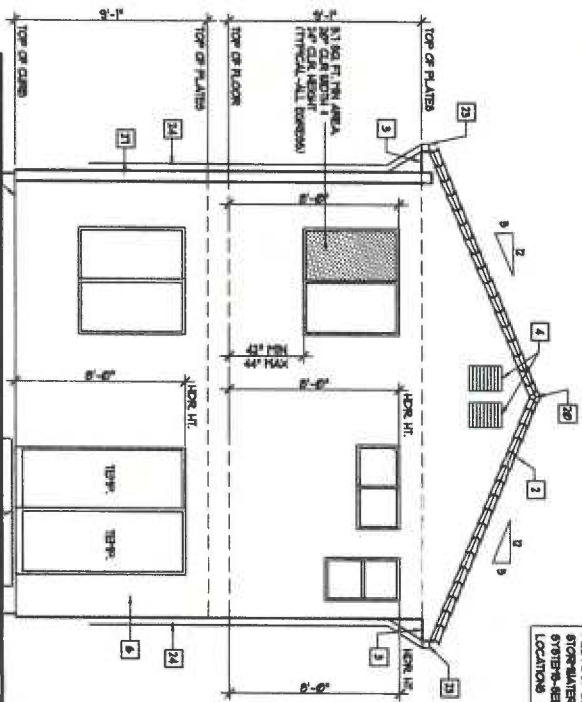
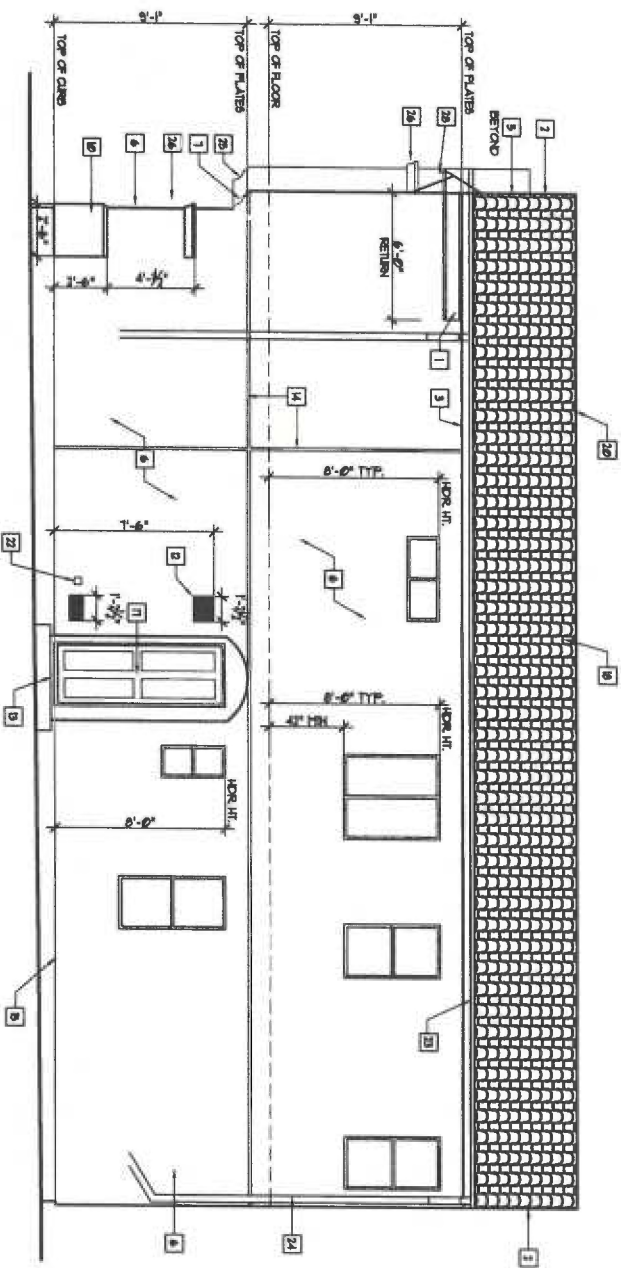


FRONT ELEVATION - A  
PLAN #1490

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

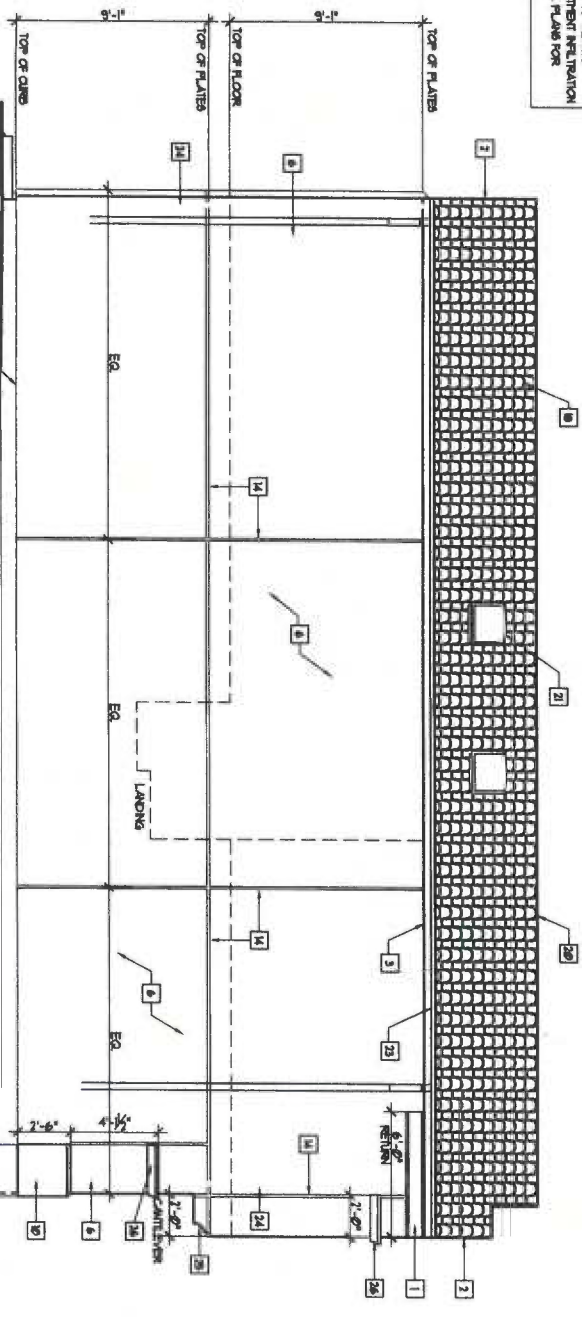
RIGHT ELEVATION - A  
PLAN #1490

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



REAR ELEVATION - A  
PLAN #1490

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



LEFT ELEVATION - A  
PLAN #1490

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

NOTE:  
ALL ROOF GUTTERS TO THE NUC  
DOWNWATER INSULATION  
SYSTEMS-SEE OVER PLANS FOR  
LOCATIONS

ELEV. "A"  
PLAN# 1490

KEN STOCKTON  
ARCHITECT, INC.  
26500 W AGOURA ROAD, PMB. # 663, CALABASAS, CA 91302  
(818) 888-9443 FAX: (818) 888-9604

EXTERIOR ELEVATION "A"	
DRAWN: KES.	REVISIONS:
DATE: 05/28/14	
PLAN CHK:	
PERMIT:	

PROJECT NAME:  
SAN FERNANDO HOMES  
SMALL LOT HOMES  
12365 SAN FERNANDO ROAD, SYLMAR, CA  
TENTATIVE TRACT # 6887

DEVELOPER:  
CALIFORNIA HOME BUILDERS  
21510 ROSCOE BLVD., CANOGA PARK, CA  
(818) 995-9975 FAX (818) 888-1568



SHEET NO.  
A2.5

PLAN CHECK SET

24-2013-1577(ZV)(ZAA)(LCA)-A

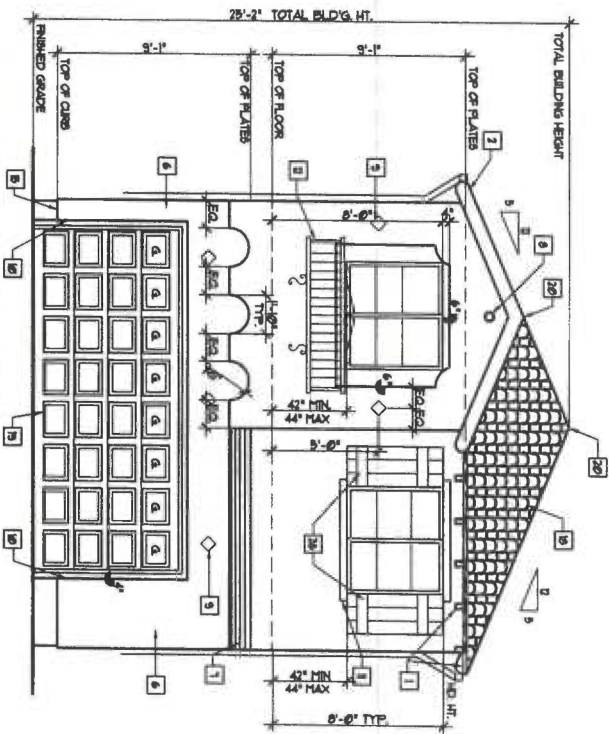
2 6



ELEVATION KEYNOTES:

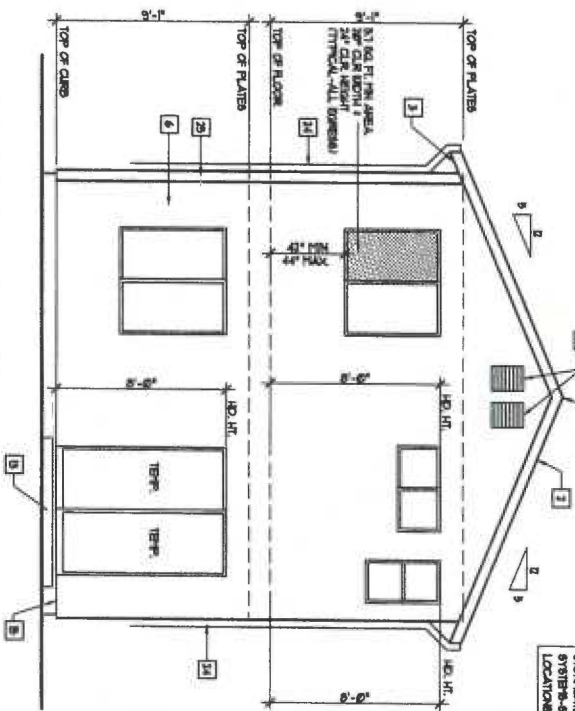
1. 3/4" BUTTER TALL • EXPOSED EDGE (20)
2. 3/4" BARGE BOARD W/ TIGHT OVERLAP & 3/4" KEY (20)
3. 2x6 WOOD PLANK BOARD (20)
4. GABLE END VENT: 8" X 24" GL. SCREENED & LOWEDED
5. CORRELATION AIR VENT: 8" X 24" GL. SCREENED & LOWEDED
6. EXTERIOR STUCCO OVER METAL LATH
7. 4" GUTTER SCALD ROOF FLAT ON W/ STUCCO OVER (20)
8. 6" CERAMIC TILE INSET: 4" X 4" GL. SCREENED & LOWEDED
9. 6" GL. CERAMIC TILE INSET: 4" X 4" GL. SCREENED & LOWEDED
10. GARAGE DOOR LATH (20)
11. 2x4 PLANT ON W/ STUCCO OVER (20)
12. WALL MOUNTED SMOKE SENSORS NOT BELT
13. CONCRETE 8"X8" (16"X16" TYP.) VENT: 8" X 24" GL. SCREENED & LOWEDED
14. 1/2" GL. EXPANSION JOINTS
15. GL. DEEP SCREENED: 8" X 24" GL. SCREENED & LOWEDED
16. 2" X 4" GL. SCREENED GARAGE EXHAUST
17. VENT ABOVE GARAGE CARGO WALL
18. ENTRY DOOR PER GUTTERS SELECTION
19. CLAY 1/2" RATED CONCRETE 1/2" TILE ROOFING
20. 2" X 4" GL. SCREENED GARAGE EXHAUST
21. SECTIONAL OVERHEAD GARAGE DOOR PER GUTTERS SELECTION
22. CONCRETE TILE CAP • ROOF CONDITION (20)
23. 1" X 4" GL. SCREENED: 8" X 24" GL. SCREENED & LOWEDED
24. DRYER VENT: 4" X 24" GL. SCREENED & LOWEDED
25. ALUMINUM GUTTERS TYPICAL
26. WALL MOUNTED ALUMINUM DOWNSPOUTS
27. 8" X 4" GL. SCREENED: 8" X 24" GL. SCREENED & LOWEDED
28. 8" X 4" GL. SCREENED: 8" X 24" GL. SCREENED & LOWEDED
29. PALE SHUTTERS: WALL MOUNTED
30. PALE SHUTTERS: WALL MOUNTED

ELEVATION NOTE:  
PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 5 FEET HEADED FROM GRADE. AT EXTERIOR WALLS AND DOORS.  
EXCEPTION: MAINTENANCE OF BUILDING AFFIDAVIT IS REQUIRED BY THE OWNER TO COVARIANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 1-DAYS OF THE GRAFFITI BEING APPLIED (6606). ANTI-GRAFFITI PAINT BY VISUAL POLLUTION TECHNOLOGIES, INC. REQUIRED ON APPROVED EQUAL.

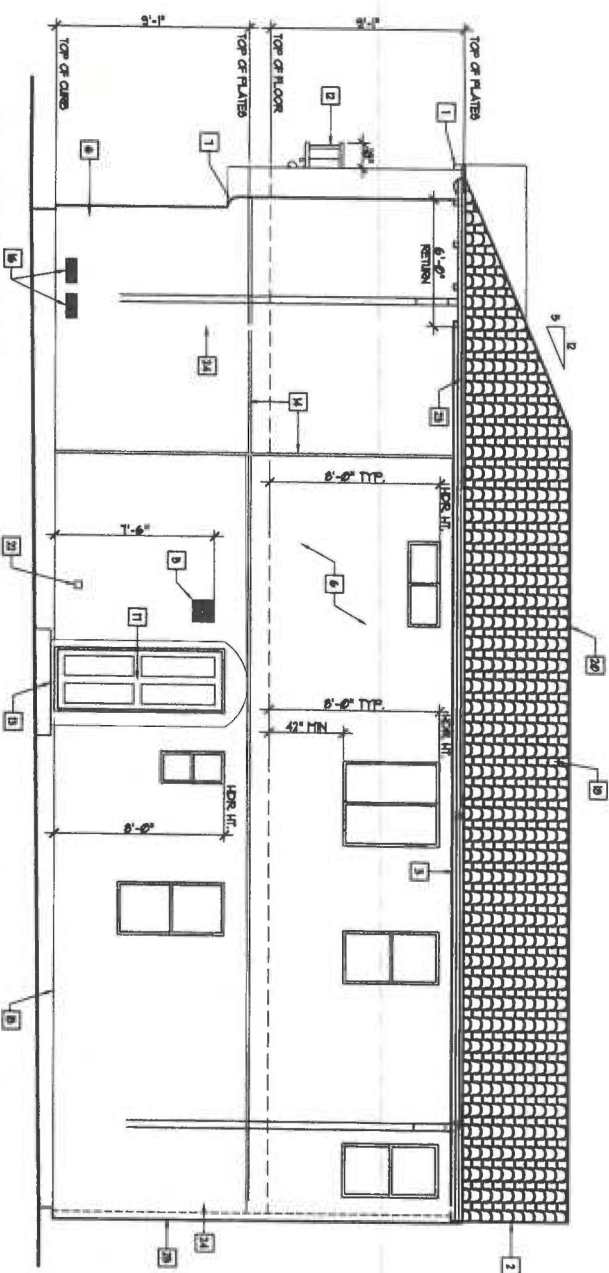


FRONT ELEVATION - B  
PLAN #1490  
SCALE: 1/4" = 1'-0"

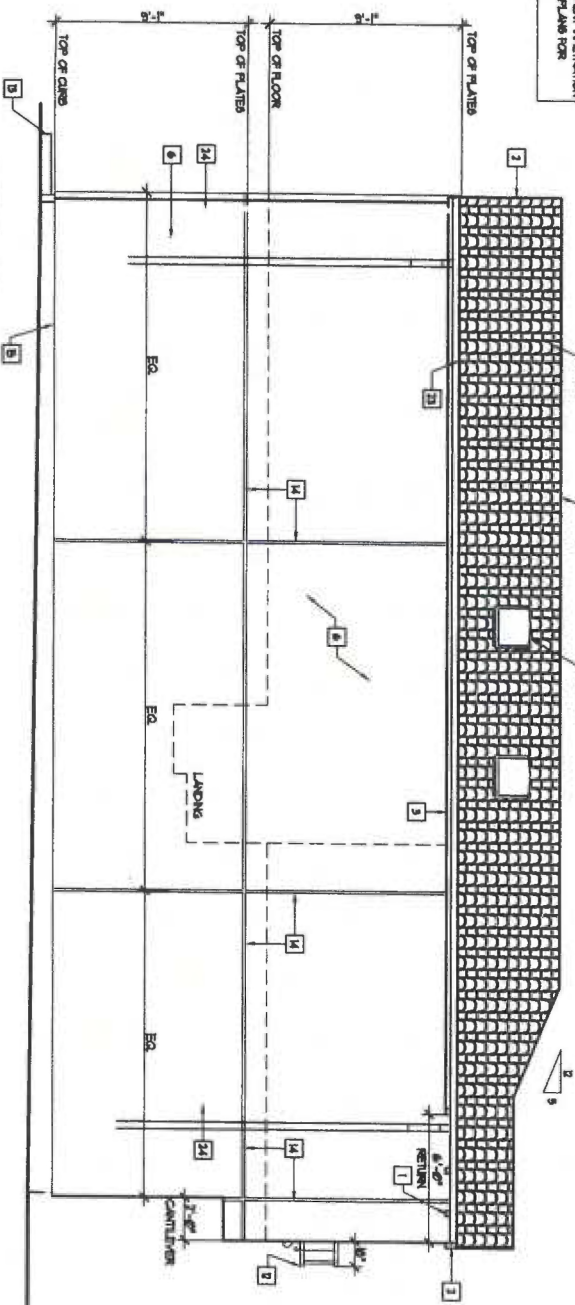
NOTE:  
ALL GUTTERS TO BE INTO  
STORMWATER TREATMENT TREATMENT  
SYSTEMS. SEE CIVIL PLANS FOR  
LOCATION.



REAR ELEVATION - B  
PLAN #1490  
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION - B  
PLAN #1490  
SCALE: 1/4" = 1'-0"



LEFT ELEVATION - B  
PLAN #1490  
SCALE: 1/4" = 1'-0"

3 6  
ZA-2013-1577(ZV)(ZM)(CLG)1-A

PLAN #1490  
ELEV. "B"



PLAN CHECK SET

A2.6

KEN STOCKTON  
ARCHITECT, INC.

26500 W. AGOURA ROAD, FLOOR 663, CALABASAS, CA 91301  
(818) 866-9443 FAX: (818) 866-9604

EXTERIOR ELEVATION "B"

DRAWN: KES.	REVISIONS:
DATE: 05/28/14	
PLAN CHK:	
PERMIT:	

PROJECT NAME:

SAN FERNANDO HOMES  
SMALL LOT HOMES  
12300 SAN FERNANDO ROAD, SYLMAR, CA  
TENTATIVE TRACT # 66051

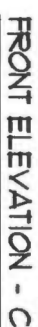
DEVELOPER:

CALIFORNIA HOME BUILDERS  
21510 ROSCOE BLVD., CANOGA PARK, CA  
(818) 995-9919 FAX (818) 866-1368



1	303 RAFTER VALS • EXPOSED EAVE W/ 2x6 EXPOSED BRACE AS SHOWN	$\frac{11}{16}$ $\frac{107}{107}$
2	2x6 GABLE BOARD • RAISE WALL	$\frac{0}{107}$ $\frac{107}{107}$
3	2x6 PLANT-ON W/ SHUCCO OVER	$\frac{0}{107}$ $\frac{107}{107}$
4	GABLE END VENT 1/2" X 24" GL KOPERBED 1 LONVERED	
5	2x6 FIBRA BOARD • EXPOSED EAVE	$\frac{19}{107}$ $\frac{107}{107}$
6	EXTERIOR SHUCCO OVER METAL LATH	
7	6" GUTTERS ROUND ROYAL PLANT-ON W/ SHUCCO OVER • CANTILEVERED FLOOR CONDITION	$\frac{51}{107}$ $\frac{107}{107}$
8	CONCRETEION AIR VENT, 1" X 1/2" GL KOPERBED 1 LONVERED	
9	1" GL CEMENTING TILE MENTRE APPY OVER SHUCCO/CAIT	
10	GARAGE DOOR JAMES	$\frac{0}{107}$ $\frac{107}{107}$
11	2x4 PLANT-ON W/ SHUCCO OVER	$\frac{19}{107}$ $\frac{107}{107}$
12	1-1/2" ROYAL PLANT-ON W/ SHUCCO OVER	$\frac{0}{107}$ $\frac{107}{107}$
13	CONCRETE SHUCCO 1/2" X 1/2" FINL, VERTY RIDZ W/ FLDR FLN	
14	1/2" GL EXPANION KOPERBES	
15	GL BEET KOPERBES, 1" FINL ABOVE GRADE (6" FINL ABOVE CONC.)	
16	0-1/2" X 1/2" GL KOPERBED GABLE BOARD/ST	
17	VENTS ABOVE GARAGE CARND WALL	
18	ENTRY DOOR FRM CARNERY SELECTION	
19	CLMB 1/2" SATED CONCRETE W/ TLE ROBBING	
20	ICC-BP-BER-WDS OR APPROVED EQUAL	
21	REGIONAL OVERHEAD GARAGE DOOR FRM CARNERY SELECTION	
22	CONCRETE TILE CAP • ROYCE COMMON	$\frac{3}{107}$ $\frac{107}{107}$
23	2"-6" X 6" SCOTLIGH-1, TROSCULITE 1200° BS-1465	
24	DRIKER VENT-GL VENT CAP AS REQD.	
25	ALUMINUM GUTTERS TYPICAL	
26	WALL MOUNTED ALUMINUM DOWNPOINITS	
27	4" X 6" WOOD RAISED TURN-OUT W/ EXTERIOR SHUCCO OVER PROVIDE CULME FRM 1/2" CONCRETE LINES NACE	
28	4 X 6 POINT BEARS W/SHUCCO OVER	$\frac{19}{107}$ $\frac{107}{107}$
29	DECORATIVE WALL MOUNTED POT SHAP	
30	PAINTED RAFTERS-WALL MOUNTED ROYAL GUTTERS-W/4"X1/2" FLN/FLN (FINANCED ELEV 5 ONLY)	

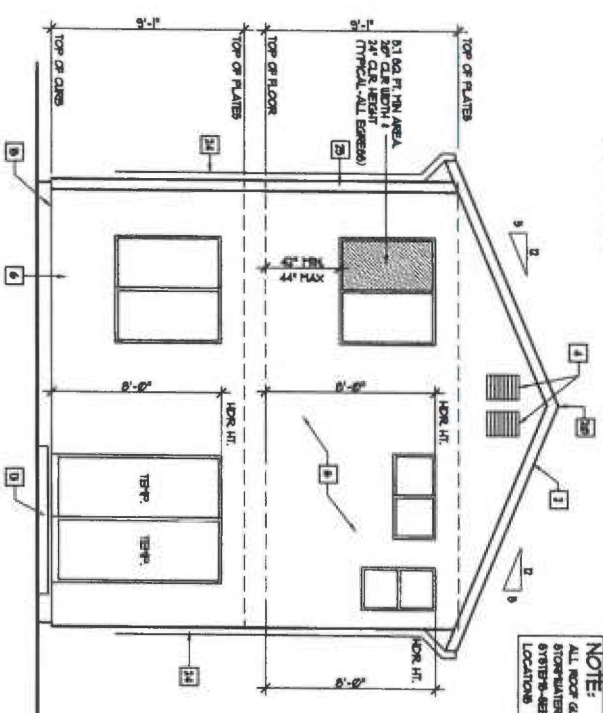
PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, RELAXED FROM GRADE, AT EXTERIOR WALLS AND DOORS.  
EXCEPTION MAINTENANCE OR BUILDING AFFIDAVIT IS REQUIRED BY THE OWNER TO CONVEYANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFTERS WITHIN 1-DAYS OF THE GRAFTERS BEING APPLIED (43606) - ANTI GRAFTERS FINISH BY VISUAL POLLUTION TECHNOLOGIES, NOT PERMITTED ON APPROVED EQUAL.



PLAN 1490



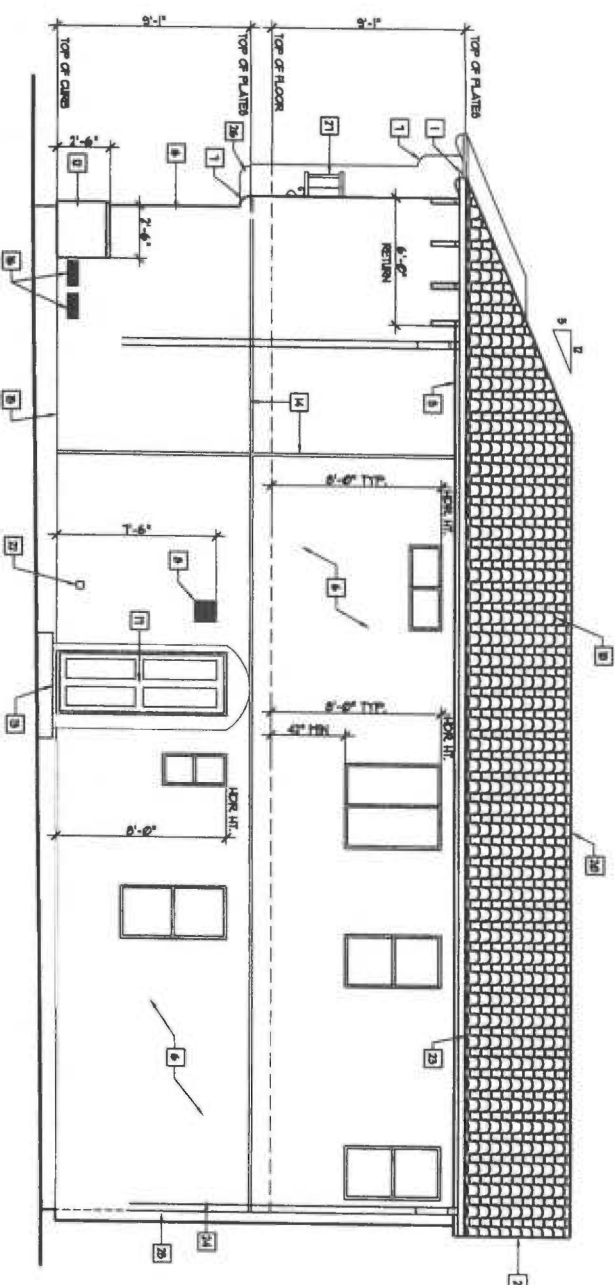
**NOTE:**  
ALL ROOF GUTTERS TO BE INTO  
STORMWATER TREATMENT INFILTRATION  
SYSTEMS—SEE CIVIL PLANS FOR  
LOCATIONS



REAR ELEVATION - C

PLAN 1490

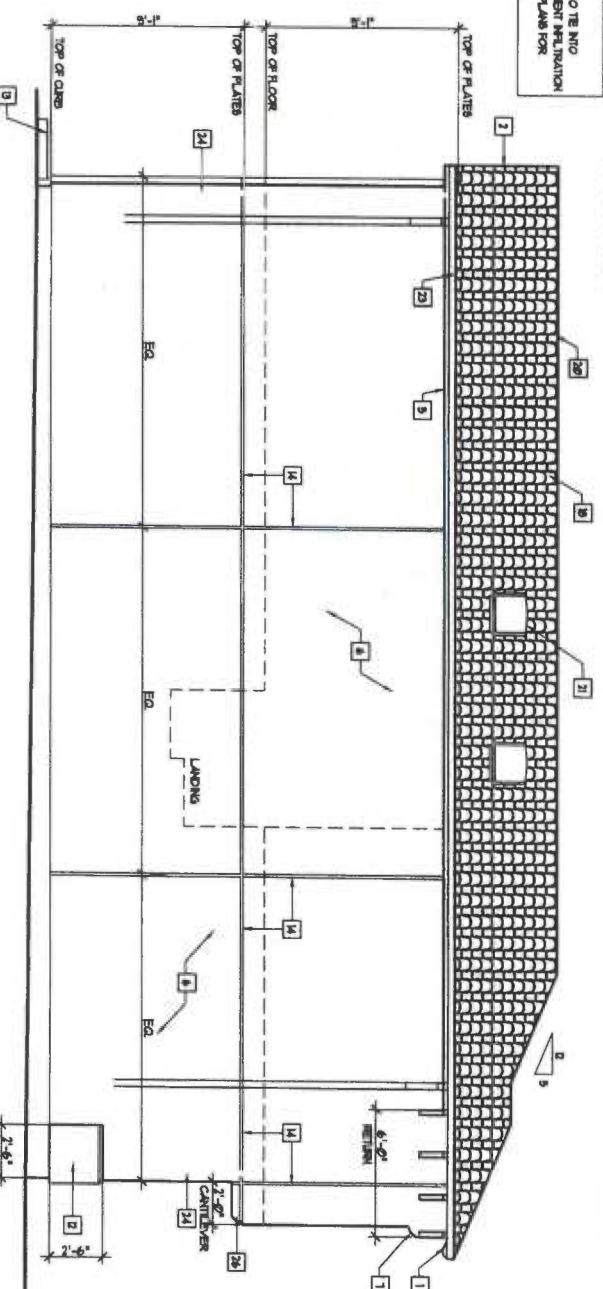
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION - C

PLAN 1490

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



LEFT ELEVATION - C

PLAN 1492

SCALE: V4" = 1'-0"

7

ZA-2013-1577(ZY)(ZAF)(LUG)-A ELEVATION "C"

PLAN# 1490

ELEVATION "C"

KEN STOCKTON  
ARCHITECT, INC.

26300 W. AGOURA ROAD, FTE.® 063, CALABASAS, CA 91302  
(818) 888-9443 FAX: (818) 888-9604

EXTERIOR ELEVATION "C"

DRAWN: KES.	REVISIONS:
DATE: 03/28/14	
PLAN CHK:	
PERMIT:	

PROJECT NAME:

**SAN FERNANDO HOMES**  
**SMALL LOT HOMES**  
12355 SAN FERNANDO ROAD, SYLMAR, CA  
TENTATIVE TRACT # 6887

DEVELOPER:

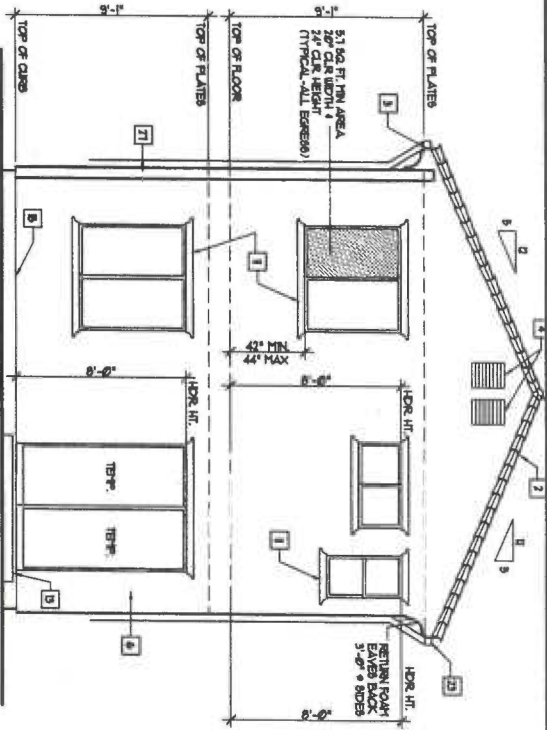
**CALIFORNIA HOME BUILDERS**  
21510 ROSCOE BLVD., CANOGA PARK, CA  
(818) 999-9975 FAX (818) 888-1368

## PLAN CHECK SET

A2.7

BEET INC.

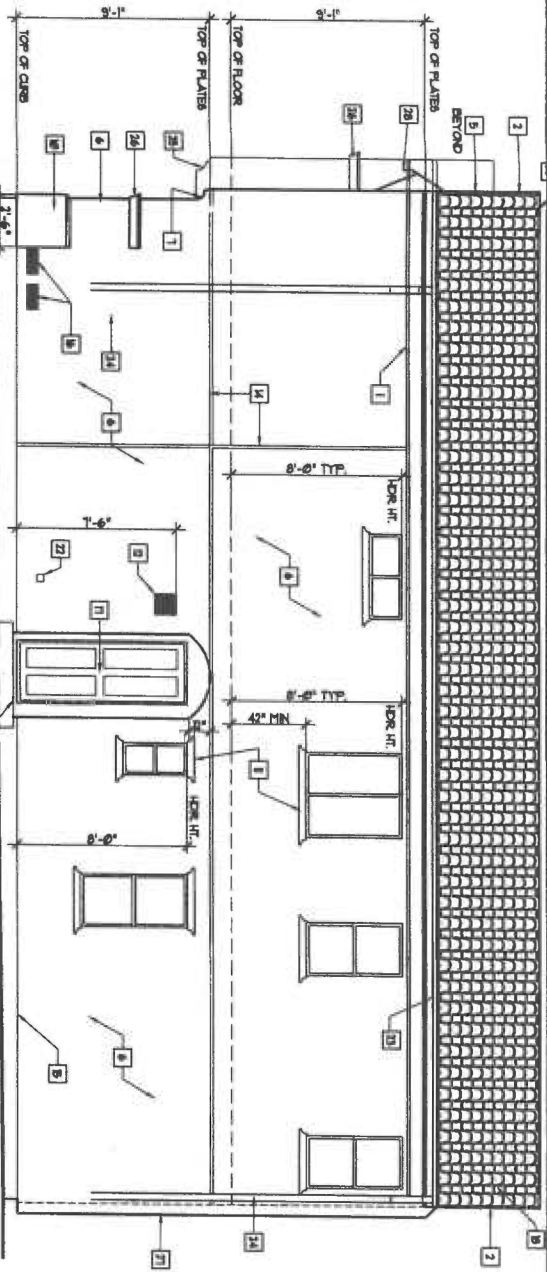




ENHANCED REAR ELEVATION - A

PLAN #1490

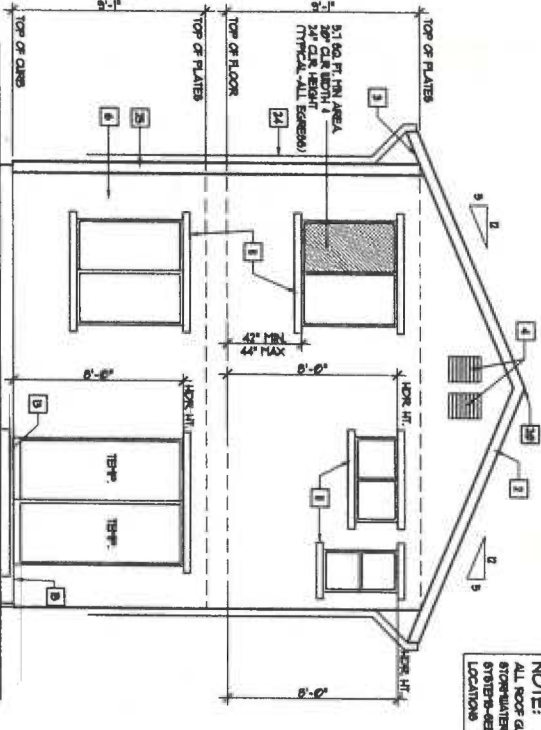
SCALE 1/4" = 1'-0"



ENHANCED RIGHT ELEVATION - A

PLAN #1490

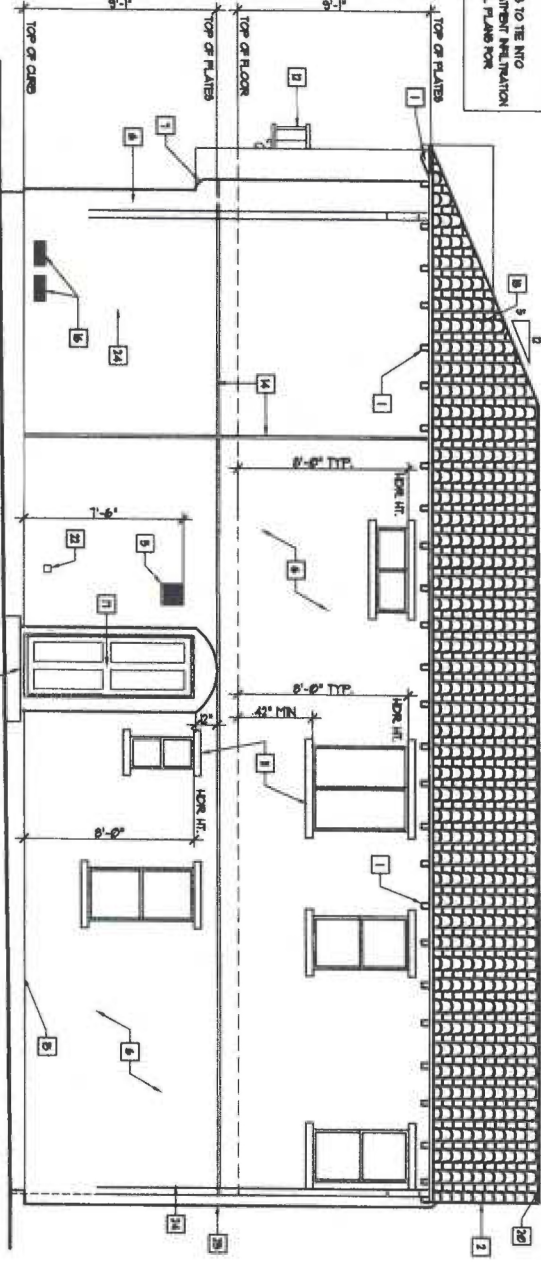
SCALE 1/4" = 1'-0"



ENHANCED REAR ELEVATION - B

PLAN #1490

SCALE 1/4" = 1'-0"



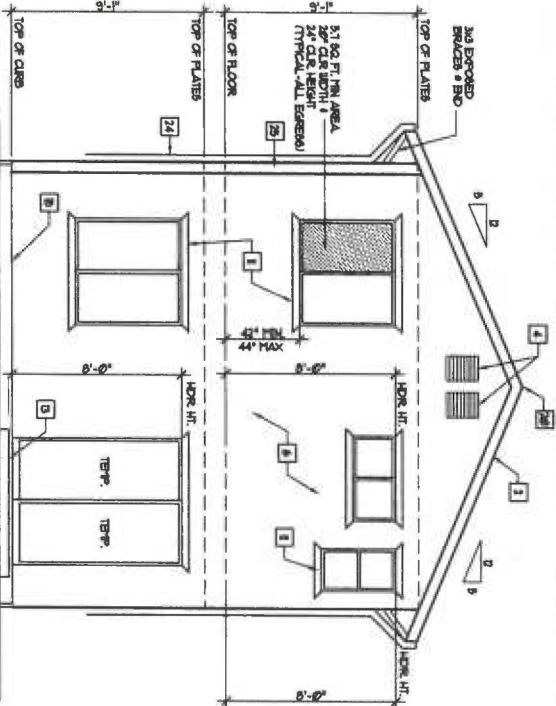
ENHANCED RIGHT ELEVATION - B

PLAN #1490

SCALE 1/4" = 1'-0"

ELEVATION NOTE:  
PROVIDE ANTI-GRAFFITI PAINT WITHIN THE FIRST 3 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS.  
EXCEPTION: MAINTENANCE OF BUILDING APPLICANT IS REQUIRED BY THE OWNER TO CONSULT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 10 DAYS OF THE GRAFFITI BEING APPLIED (68063) - ANTI-GRAFFITI PAINT BY VISUAL POLLUTION TECHNOLOGIES, INC. RESISTS OR APPROVED EQUAL.

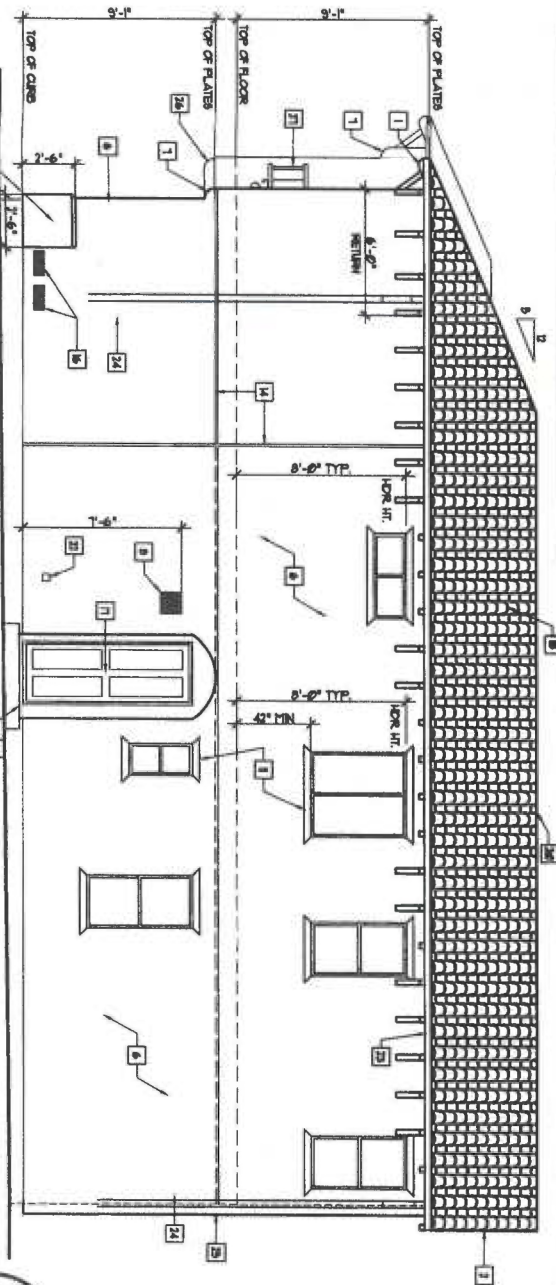
NOTE:  
ALL ROOF GUTTERS TO BE INTO STORMWATER TREATMENT FACILITY LOCATION SEE CIVIL PLAN FOR LOCATION



ENHANCED REAR ELEVATION - C

PLAN #1490

SCALE 1/4" = 1'-0"



ENHANCED RIGHT ELEVATION - C

PLAN #1490

SCALE 1/4" = 1'-0"

PLAN #1490

ENHANCED ELEV.

PLAN CHECK SET



A2.8

SHEET NO.

KEN STOCKTON  
ARCHITECT, INC.

26500 W. AGOURA ROAD, FLOOR 603, CALABASAS, CA 91302  
(818) 886-9443 FAX: (818) 886-9604

ENHANCED ELEVATIONS

DRAWN: KES.  
DATE: 05/28/14  
PLAN CHK:  
PERMIT:

PROJECT NAME:

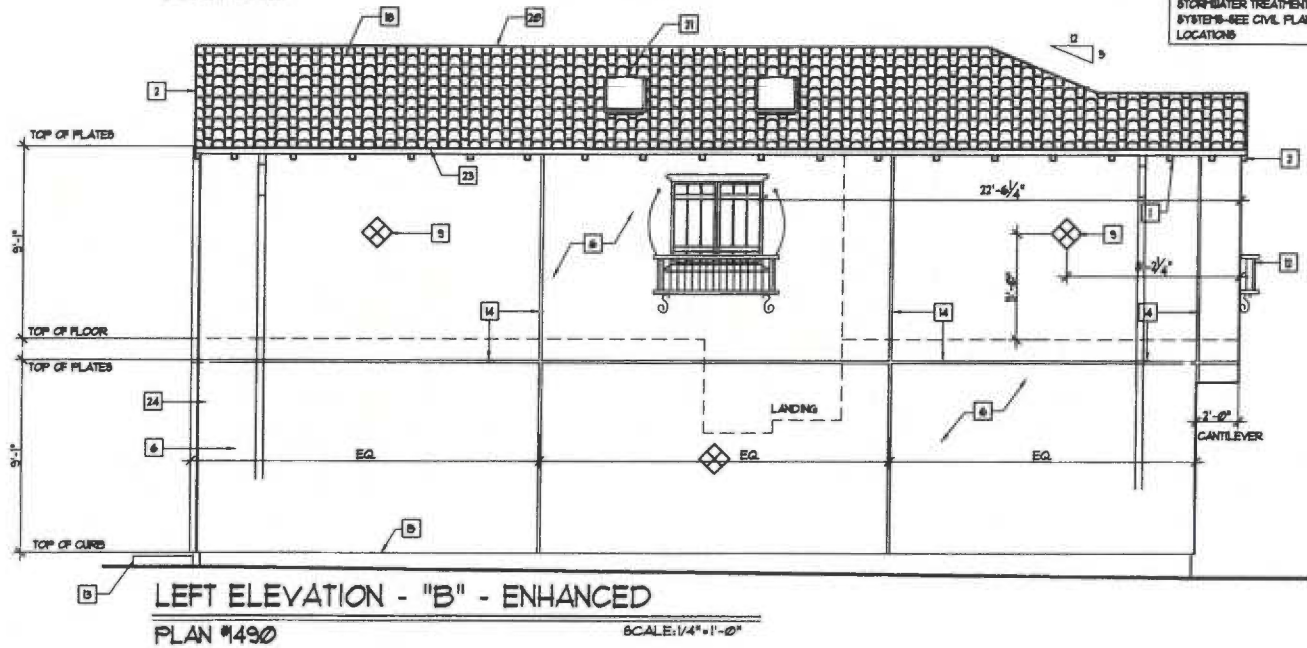
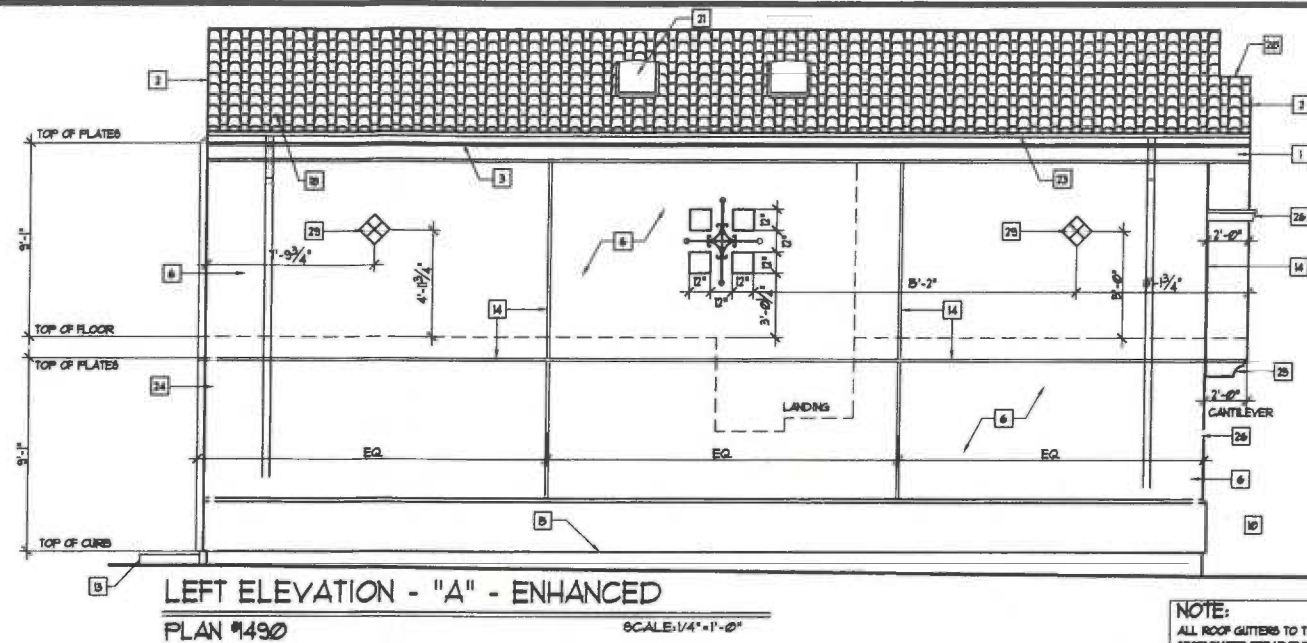
SAN FERNANDO HOMES  
SMALL LOT HOMES  
12500 SAN FERNANDO ROAD, SYLMAR, CA  
TENTATIVE TRACT # 60051

DEVELOPER:

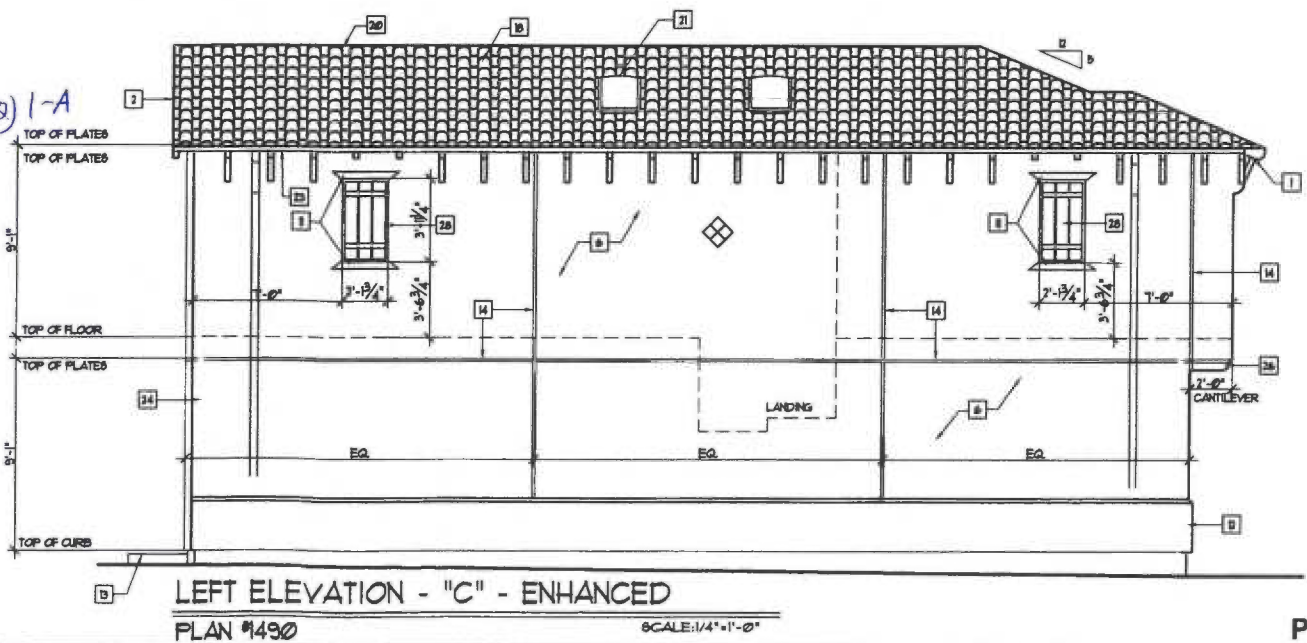
CALIFORNIA HOME BUILDERS  
21510 ROSCOE BLVD., CANOGA PARK, CA  
(818) 995-9575 FAX (818) 886-1366



**ELEVATION NOTE:**  
 PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 5 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS.  
 EXCEPTION: MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 1-DAYS OF THE GRAFFITI BEING APPLIED (63886) - ANTI GRAFFITI PAINT BY VISUAL POLLUTION TECHNOLOGIES, INC. 1995710 OR APPROVED EQUAL.



6 6  
 ZA-2013-1577(ZV)(ZAA)(CLD)1-A



PLAN# 1490



PLAN CHECK SET

**DEVELOPER:**  
 CALIFORNIA HOME BUILDERS  
 21510 ROSCOE BLVD., CANOGA PARK, CA  
 (818) 999-9975 FAX (818) 888-1846

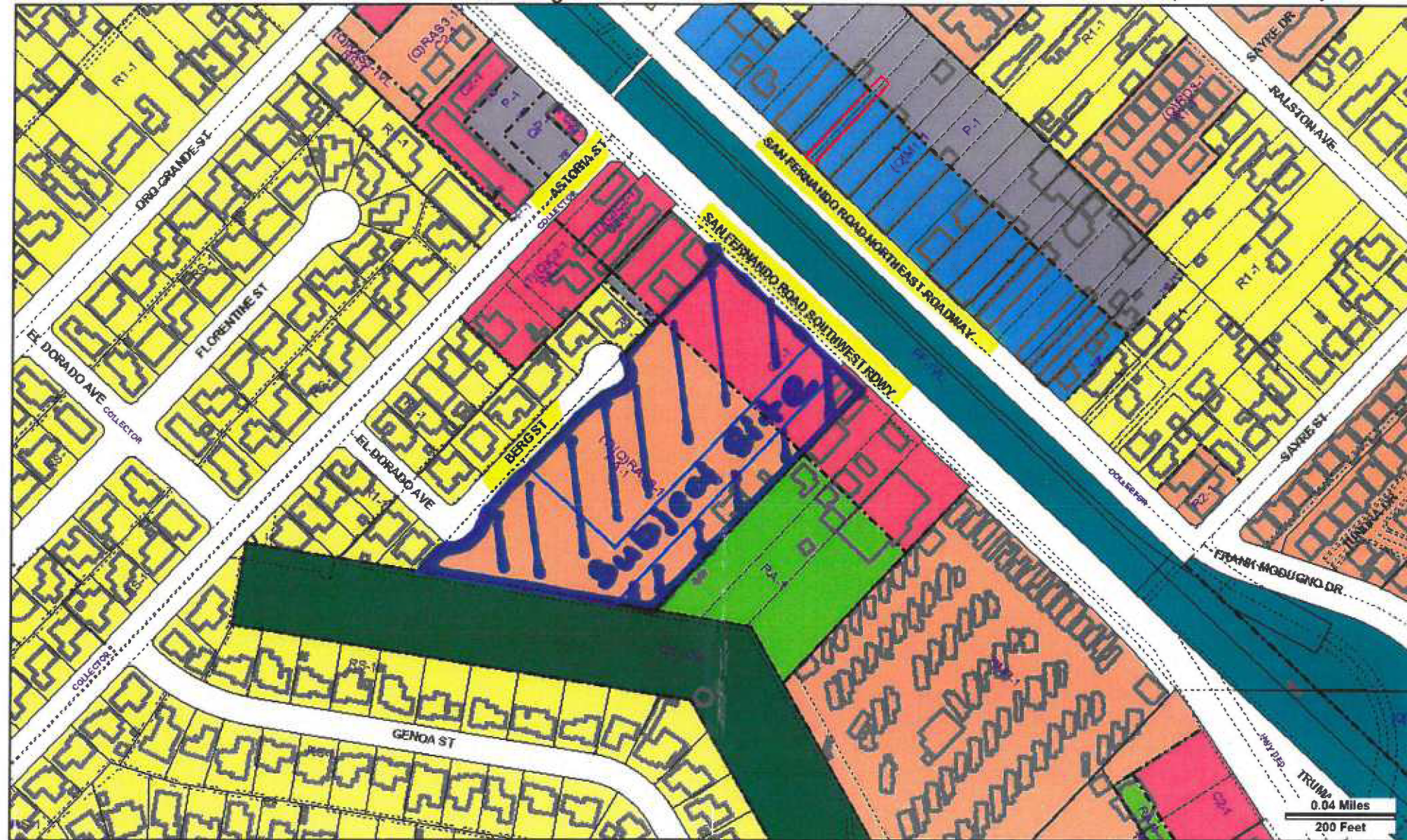
**PROJECT NAME:**  
 SAN FERNANDO HOMES  
 SMALL LOT HOMES  
 12388 SAN FERNANDO ROAD, SYLMAR, CA  
 TENTATIVE TRACT # 6887

ENHANCED ELEVATIONS	
DRAWN	REVISIONS
K.E.B.	
DATE: 05/28/14	
PLAN CHK:	
PERMIT:	

**KEN STOCKTON**  
 ARCHITECT, INC.  
 26500 W. AGOURA ROAD, FFB# 643, CALABASAS, CA 91302  
 (818) 888-3443 FAX (818) 888-3604

**SHEET NO.**  
 A2.9





Address: undefined

Tract: EX MISSION DE SAN  
FERNANDO

Zoning: (T)(Q)RAS3-1, C2-1

APN: 2611007051

Block: None

General Plan: Community Commercial

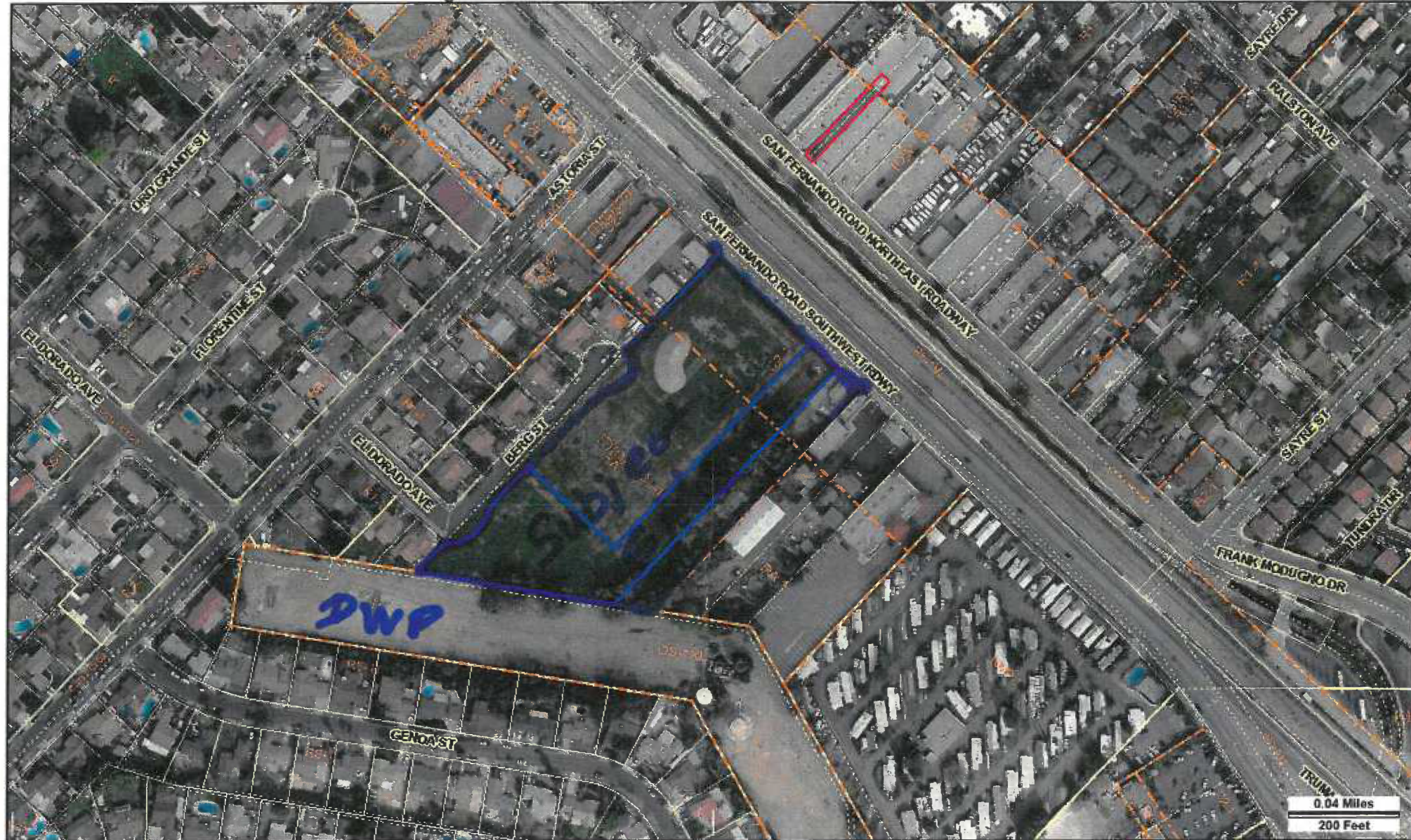
PIN #: 219B149 700

Lot: PT SEC 33 T3N R15W

Arb: 18







Address: undefined

APN: 2611007051

PIN #: 219B149 700

Tract: EX MISSION DE SAN  
FERNANDO

Block: None

Lot: PT SEC 33 T3N R15W

Arb: 18

Zoning: (T)(Q)RAS3-1, C2-1

General Plan: Community Commercial

