



SOUTH VALLEY AREA PLANNING COMMISSION

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

Determination Mailing Date: JAN 06 2015

CASE: APCSV-2014-2529-ZC
CEQA: ENV-2014-2530-MND

Council District: 2 - Krekorian
Location: 11430-11436 West Hatteras Street
Plan Area: North Hollywood-Valley Village
Zone: C2-1
Request: Zone Change

Applicant: Arnold F. Paredes, Hatteras Holding, LLC
Representative: Kamran Kazemi, Tala Associates

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

1. **Approved and Recommended** that the City Council adopt Mitigated Negative Declaration, ENV-2014-2530-MND.
2. **Disapproved** the requested **Height District Change** from Height District No. 1 to Height District No. 2.
3. **Approved and Recommended** that the City Council **Adopt a Zone Change** from the requested C2-1 to (T)(Q)RAS4-1, subject to the revised Conditions of Approval.
4. **Adopted** the revised Findings.
5. **Advised** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that the mitigation conditions, identified as "(MM)" on the condition pages, are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

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

This action was taken by the following vote:

Moved: Commissioner Dierking
Seconded: Commissioner Beatty
Ayes: Commissioner Cochran
Absent: Commissioners Kim and Mather

Vote: 3 - 0

Randa M. Hanna, Commission Executive Assistant
South Valley Area Planning Commission

If the Commission has disapproved the Zone Change request, in whole or in part, only the applicant may appeal that disapproval to the City Council within 20 days after the mailing date of this determination. Any appeal not filed within the 20-day period shall not be considered by the Council. All appeals shall be filed on forms provided at the Planning Department's public Counters at 201 North Figueroa Street, Fourth Floor, Los Angeles, or at 6262 Van Nuys Boulevard, Room 251, Van Nuys. Forms are also available on-line at www.planning.lacity.org.

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

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

C: Notification List
Thomas Lee Glick

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

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

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

Installation of tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. Some tree removal in conjunction with the street improvements may require Board of Public Works approval. The applicant should contact the Urban Forestry Division for further information at (213) 847-3077.

2. Responsibilities/Guarantees.
 - a. As part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.
 - b. Prior to issuance of sign-offs for final site plan approval and/or project permits by the Planning Department, the applicant/developer shall provide written verification to the Planning Department from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to project design required by a public agency shall be documented in writing and submitted for review by the Planning Department.
3. Construction of necessary sewer facilities to the satisfaction of the Bureau of Engineering. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
4. Construction of necessary drainage facilities to the satisfaction of the Bureau of Engineering.
5. Construction of tree wells and planting of street trees and parkway landscaping to the satisfaction of the Street Tree Division of the Bureau of Street Maintenance.
6. Preparation of a parking area and driveway plan to the satisfaction of the appropriate Valley District Office of the Bureau of Engineering and the Department of Transportation. The driveway, parking and loading area(s) shall be developed substantially in conformance with the provisions and conditions of the subject Department of Transportation authorization. Emergency vehicular access shall be subject to the approval of the Fire Department and other responsible agencies.

7. Installation of street lights to the satisfaction of the Bureau of Street Lighting.
8. That street lighting modifications be required at an intersection if there are improvements by the Department of Transportation (also for off-site improvements).
9. Preparation of a plot plan to the satisfaction of the Fire Department.
10. Making any necessary arrangements with the appropriate cable television franchise holder to assure that cable television facilities will be installed in City rights-of-way in the same manner as is required of other facilities, pursuant to Municipal Code Section 17.05N, to the satisfaction of the Department of Telecommunications.
11. Police Department. Preparation of a 'plot plan in conformance with the Design Out Crime Guideline Booklet and guidelines defined in the Crime Prevention Through Environmental Design (CPTED) handbook to mitigate impacts on police services. Police recommendations may include but are not limited to secured parking, security fencing, security lighting, information signs, building design and landscaping to reduce places of potential concealment. The plans shall be to the satisfaction of LAPD Crime Prevention Section Personnel.
12. Notice: Prior to issuance of a clearance letter by the Bureau of Engineering, all engineering fees pertaining to Ordinance No. 176,077 adopted by the City Council, must be paid in full at the Development Services Division office.
13. Notice: Certificates of Occupancy for the subject property will not be issued by the City until the construction of all the public improvements (streets, sewers, storm drains, etc.), as required herein, are completed to the satisfaction of the City Engineer.
14. Covenant. Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded by the property owner in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. Further, the agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date must be given to the City Planning Department for attachment to the subject file.
15. Recreation and Parks. Per Section 12.33 of the Los Angeles Municipal Code, the applicant shall dedicate land for park or recreational purposes or pay the applicable Quimby fees for the construction of condominiums, or Recreation and Park fees for construction of apartment buildings.

FINDINGS

A. General Plan/Charter Findings

General Plan Land Use Designation. The subject property is located within the North Hollywood-Valley Village Community Plan, last updated and adopted by the City Council on May 14, 1996. The North Hollywood-Valley Village Community Plan Area is located approximately 15 miles northeasterly of downtown Los Angeles. It is bounded on the east by the City of Burbank, south by Sherman Oaks-Studio City-Toluca Lake, north by Sun Valley and west by Van Nuys-North Sherman Oaks community plan areas. The area is comprised of several subareas, the most prominent of these areas being Valley Village, North Hollywood Community Redevelopment Area, the North Hollywood Metro Station area, and the Valley-Laurel Plaza regional shopping area.

The Community Plan Area offers a diversity of housing opportunities and strong neighborhoods. Predominantly single family in nature, housing opportunities exist for a wide range of incomes. Historically, the majority of the area has been planned for residential purposes. Therefore, current Plan policy provides for continued preservation of the existing residential neighborhoods throughout the area, retaining existing single family districts and multi-family clusters. The Project furthers the goal of the Plan by providing housing opportunities for a wide range of household incomes.

Additionally, the Plan calls for several opportunities related to mixed-use projects including access and proximity to employment, the potential for residential and mixed use development along commercial corridors, and the establishment of appropriate transitions between commercial (mixed use) and adjoining uses, especially residential.

The Community Plan designates the subject property for Highway Oriented Commercial uses, corresponding to the C1, C1.5, C2, C4, RAS3, RAS4, and P zones. The subject property is currently zoned C2-1. The current zoning offers the applicant the necessary height (unlimited) and density (one unit per 400 square feet of lot area); however, only allows an FAR up to 1.5 to 1. The recommended zone change to (T)(Q)RAS4-1 is consistent with the current Community Plan land use designation, and is within the range of zones permitted in this land use category and allows the applicant to reach an FAR of up to 3:1. Therefore, the recommended zone change IS CONSISTENT and IS in substantial conformance with the purposes, intent and provisions of the General Plan, as reflected in the adopted Community Plan.

Conversely, the requested zone change by the applicant to RAS4-2, introduces the only Height District 2 property into the area and as a result, the project as proposed by the applicant is too large in mass in comparison to the surrounding neighborhood. The introduction of a 3.55:1 FAR project would introduce a development to out-of-scale with the surrounding area.

Community Plan: North Hollywood-Valley Village. The proposed project within the recommended zone change to RAS4-1 conforms to the following goals, objectives and policy of the Community Plan:

Land Use Policy

The North Hollywood-Valley Village Community Plan encourages the concentration of commercial and residential development into the North Hollywood Center (business district and environs); these are intended to be connected to other major Centers of the City by a rapid transit network. The plan proposes clustering of neighborhood and community commercial activity to provide maximum convenience with minimum disturbance to residential neighborhoods. The proposed project will provide a mixed-use product introduced into a community which will connect with the commercial corridor along Lankershim Boulevard while providing the area with an additional new housing stock within ½ mile of a major transit center at Lankershim Boulevard and Chandler Boulevard.

Residential

The Plan with regard to residential encourages the preservation and enhancement of the positive characteristics of existing residential neighborhoods while providing a variety of housing opportunities with compatible new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area.

North Hollywood Redevelopment Plan

The proposed project is located within the boundaries of the North Hollywood Redevelopment Area which is generally bounded by Hatteras on the north, Sarah Street, Camarillo Street and the Ventura Freeway on the south, Tujunga and Camellia on the west and Cahuenga on the east. The redevelopment area contains the central business district for the North Hollywood community with the main focus of development located along Lankershim Boulevard. The North Hollywood Redevelopment Plan was adopted by the City Council in February, 1979, and subsequently amended 1980 and 1988, and 1995, respectively. The most recent amendment establishes a special emphasis on attracting and retaining the arts and entertainment industry in the area. The Redevelopment Project Area is outlined on the Community Plan Map. The primary objective of the Redevelopment Plan is the preservation and enhancement of the Project Area as a diverse community with active residential, commercial and industrial sectors. The Redevelopment Plan establishes a framework implementing community revitalization activities. All development, including the construction of new buildings, and the remodeling and expansion of existing buildings must conform to the Redevelopment Plan and all building permits must be submitted to and approved by the Community Redevelopment Agency.

In order to promote revitalization and improvement of residential properties in the North Hollywood Redevelopment Project Area, the Community Redevelopment Agency may, for developments that are subject to development and participation agreements between the Agency and the owner/developer, authorize new housing:

1. To be developed with more dwelling units per acre than otherwise permitted in this Plan.
2. To achieve greater flexibility in housing design and well planned neighborhoods offering variety of housing and environment to all socioeconomic groups.

3. To provide the most appropriate use of land through special methods of development. Agency approval of such development shall be contingent upon criteria as may be negotiated between the Agency and the owner/ developer. The dwelling units which may be permitted to be developed on a parcel above that number of dwelling units provided in the density limits of this Plan shall be known as bonus units. The owner/ developer shall obtain all of the applicable City approvals as may be necessary.

As stated above in the Background analysis, the proposed Project is not located within the **Lankershim Core Subarea** of the Redevelopment Project area. This Core Subarea is designed to create a significant concentration of commercial development (retail, hotel, entertainment, and office) and multiple-family housing in and around the Metro Red and Orange Line Stations on Lankershim and Chandler Boulevards. If the project was located in the Core Subarea, the applicant's request for Height District No. 2 would be justified based upon the development patterns in that Subarea. Regardless, the project is located in the Redevelopment Area and the recommended zone change to (T)(Q)RAS4-1 will lead to a project that will still be consistent with the surrounding area in terms of development patterns but also consistent with the Redevelopment Plan which strives to foster development that reinforces the identity of North Hollywood and enables its creative business and residential communities to flourish.

B. **Entitlement Findings**

Zone Change, Sec. 12.32-F of the LAMC. The recommended zone change is consistent with the General Plan and in conformance with the public necessity, convenience, general welfare or good zoning practice in that it would permit a development which, as conditioned, is consistent with the General Plan land use designation, meets the objectives of the Community Plan, and is consistent with previously-granted zone changes to the same zone along the same block face as part of the area's transition to higher density.

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

Several mitigation measures have been imposed upon the project in order to create compatibility with the surrounding neighborhoods including additional landscaping of all open areas and transitions to create a vertical connection from the residential portion of the project to the public street and sidewalk. Additionally, urban design conditions have been imposed to create neighborhood compatibility including limits on signage, primary pedestrian entrances off of Hatteras Street to both the residential and commercial uses, and visible bicycle racks integrated into the development. And, in order to protect the adjacent uses to the east, west and south, the project is required to include a 6-foot high block wall.

Also, in order to create a pedestrian friendly atmosphere on the ground floor areas adjacent to Hatteras Street, a condition is imposed to provide for minimum ground floor transparency requirements for both the residential and commercial uses.

Additionally, since the project is located in an area with a severe lack of on-street parking, the project is conditioned to provide parking residential parking at the Tract Map rate of 2 parking spaces per unit regardless of the unit size, ¼ guest parking, and commercial parking at the rates established, depending upon the use, in LAMC Section 12.21-A.4(c). The applicant is permitted, as an alternative to the parking established in Condition Nos. 6 and 7, to reduce their parking rates consistent with the allowances of the Bicycle Parking Ordinance.

~~Also~~ Finally, a condition has been imposed which is more of a reminder that the Project must receive approval by the Community Redevelopment Agency/LA (a designated local authority) for the project's compliance with the North Hollywood Redevelopment Plan.

Finally, the Area Planning Commission revised the conditions of approval on the zone change to add a Density Condition which specifies the maximum number of units permitted for the project not to exceed 28 dwelling units based upon the applicant's revised plans submitted at the Area Planning Commission meeting on December 11, 2014. Additionally, the condition, governing the submittal of the plans consistent with the conditions of approval prior to the issuance of any building permit by the applicant, has been modified to specify the revised plans submitted to the APC and dated December 11, 2014.

- C. **CEQA Findings.** A Mitigated Negative Declaration (ENV-2014-2530-MND) was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND, there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. Other identified potential impacts not specifically mitigated by these conditions are already subject to existing City ordinances (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Landscape Ordinance, Stormwater Ordinance, etc.), which are specifically intended to mitigate such potential impacts on all projects.
- D. **Other Required Findings.**
1. The **Sewerage Facilities Element** of the General Plan will be affected by the recommended action. However, requirements for construction of sewer facilities to serve the subject project and complete the City sewer system for the health and safety of City inhabitants will assure compliance with the goals of this General Plan Element.
 2. **Fish and Game.** The subject project, which is located in Los Angeles County, will not have an impact on fish or wildlife resources or habitat upon which fish and wildlife depend, as defined by California Fish and Game Code Section 711.2.
 3. Based upon the above findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.

Determination Letter
APCSV-2014-2529-ZC
Mailing Date: 1/6/15

Council District 2
City Hall, Room 435
Mail Stop 202

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