



## CITY PLANNING COMMISSION

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

**Determination Mailing Date:** DEC 18 2014

**CASE NO.:** CPC-2014-1750-GPA-ZC  
**CEQA:** ENV-2014-1751-MND

**Location:** 6724 N. Allott Avenue  
**Council District:** 2 – Krekorian  
**Plan Area:** Van Nuys-N. Sherman Oaks  
**Zone:**

**Applicant:** Robert Saribekyan  
**Representative:** Jag Narayan

**At its meeting of November 13, 2014, the City Planning Commission took the following action:**

1. **Approved** a **General Plan Amendment** from the Very Low Residential Land Use Designation to the **Low Residential** Land Use Designation in the Van Nuys/North Sherman Oaks Community Plan over the portion of the property that will be future parcels "B" and "C".
2. **Disapproved** a Zone Change from R1-1 to (T)(Q)R1-1 over the portion of the property that will be future parcels "B" and "C".
3. **Approved** a **Zone Change** from R1-1 to **(Q)R1-1** over the portion of the property that will be future parcels "B" and "C".
4. **Adopted** the attached **Conditions of Approval**.
5. **Adopted** the attached **Findings**.
6. **Adopted** the Mitigated Negative Declaration No. **ENV-2014-1751-MND** for the above referenced project.

**Recommendations to City Council:**

1. **Recommend** that the City Council **adopt** a **Zone Change** from R1-1 to **(Q)R1-1** over the portion of the property that will be future parcels "B" and "C".
2. **Recommend** that the City Council **adopt** the Mitigated Negative Declaration No. **ENV-2014-1751-MND** for the above referenced Project.

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

**Vote:** 6 - 0

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

**Effective Date/Appeals:** The City Planning Commission's determination is appealable. Any aggrieved party may file an appeal within 20-days after the mailing date of this determination letter. Any appeal not filed within the 20-day period shall not be considered by the City Council. All appeals shall be filed on forms provided at the Planning Department's Public Counters at 201 N. Figueroa Street, Fourth Floor, Los Angeles, or at 6262 Van Nuys Boulevard, Suite 251, Van Nuys.

**FINAL APPEAL DATE:** JAN 07 2015

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: Conditions of Approval, Findings  
City Planner: Thomas Henry

## FINDINGS

### A. General Plan/Charter Findings

1. **General Plan Land Use Designation.** The subject property is located within the area covered by the Van Nuys-North Sherman Oaks Community Plan, updated and adopted by the City Council on September 9, 1998. The existing Plan designates the subject property as Very Low Residential (with corresponding zones of RE20, RA, RE15, RE11). The recommended Plan Amendment would designate the portion of the site facing along Sunnyslope Avenue as Low Residential (with corresponding zones of RE9, RS, R1, RU, RD6, RD5) thus corresponding to the land use and zoning pattern along the entirety of that block. The zone change requested to the (Q)R1-1 (Single Family Residential) Zone would be consistent with the proposed land use designation and would be in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted Community Plan
2. **General Plan Text.** The Community Plan text includes the following relevant land use goals, objectives, policies and programs:

**Goal 1.** A SAFE, SECURE, AND HIGH QUALITY RESIDENTIAL ENVIRONMENT FOR ALL ECONOMIC, AGE, AND ETHNIC SEGMENTS OF THE COMMUNITY.

To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area to the year 2010.

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

**Policies:**

1-1.1 Maintain an adequate supply and distribution of multi-family housing opportunities in the Community Plan Area.

**Program:** The Plan Map identifies specific areas where multi-family residential development is permitted.

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

**Program:** Design Guidelines and Standards for residential development are included in the Urban Design Chapter of the Community Plan.

**Objective 1-3** Preserve and enhance the character and integrity of existing single and multifamily neighborhoods.

**Policies:**

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

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

The staff recommended project will meet the above goals, policies, and objectives of the Community Plan by providing much needed housing. The proposal will replace under-utilized residential property for a three-parcel subdivision that will provide ownership opportunities to the vicinity. The recommended project is within the scale of other development in the area, and will complete the single family residential pattern along Sunnyslope Avenue.

## **B. Entitlement Findings –Zone Change**

**Zone Change, L.A.M.C. Sec. 12.32.F:** The applicant's request is in conformance with the public necessity, convenience, general welfare, and good zoning practice.

There is a well-documented demand for housing throughout the City of Los Angeles. The requested Plan Amendment to Low Residential and Zone Change to (Q)R1-1 will complete a plan and zone pattern that has existed since the 1950s, and therefore will be compatible with the use and size of existing adjacent developments.

The proposed project addresses the policies of the Community Plan by maintaining land designated for single-family development and provides high-quality single-family dwellings that are conditioned to be attractively landscaped and architecturally compatible with the surrounding residential neighborhood.

The recommended action has been made contingent upon compliance with the "(Q)" conditions which will ensure that the development is more compatible with the surrounding properties, to secure an appropriate development compliant with the General Plan, and to mitigate the potential adverse environmental effects of the subject recommended action.

## **C. CEQA Findings**

**Environmental.** The Environmental Review Section of the Planning Department issued the proposed project Mitigated Negative Declaration ENV-2014-1751 -MND on October 17, 2014. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND, there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the South Valley Environmental Review Section of the Planning Department in Room 430, 6262 Van Nuys Blvd., Van Nuys.

**DETERMINATION LETTER**  
**CPC-2014-1750-GPA-ZC**  
**MAILING DATE: 12/18/14**

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