



NORTH VALLEY AREA PLANNING COMMISSION

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

Determination Mailing Date:

MAR 16 2015

CASE NO. APCNV-2014-2491-ZC
CEQA: ENV-2014-2487-ND

Location: 7734 N. Varna Avenue
Council District: 2 - Krekorian
Plan Area: Sun Valley - La Tuna Canyon
Zone: RA-1

Applicant: Armen Paronyan

At its meeting of **March 5, 2015**, the North Valley Area Planning Commission took the following action:

1. **Adopted** the Staff Findings.
2. **Recommended** that the City Council **adopt** Negative Declaration, ENV-2014-2487-ND.
3. **Recommended that the City Council Approve:**
 - a. **Zone Change** from RA-1 to (T)RS-1 for the subject property, with the attached conditions of approval.

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 Sampson
Seconded: Commissioner Harootonian
Ayes: Commissioners Cadena, and Padilla
Absent: Commissioner Anguiano

Vote: 4 – 0

Effective Date/Appeals:
Effective upon mailing of this report

Appeal Status:
Not further appealable



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

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, Findings, Ordinance Map, Ordinance, Zone Change Signature Sheet

c: Notification List
Milena Zasadzien

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. That a revised map be submitted showing the proposed cul-de-sac turning area and revised area of proposed parcels "B" and "C" after the required right-of-way dedication to include the "Not a Part" area labeled on the map as part of Parcel "C".
2. That a 10-foot wide strip of land be dedicated along Varna Avenue adjoining the subdivision to complete a 30-foot wide half right-of-way dedication.
3. That a 60-foot wide right-of-way area be dedicated at the terminus of Nagle Avenue for proposed southerly extension of Nagle Avenue, including sufficient right-of-way area to provide a cul-de-sac on an alignment acceptable to the Valley Engineering District Office in a manner that the area designated as "not a part" be connected to the main Parcel "C".
4. That any existing 1-foot wide future street easement at the terminus of Nagle Avenue, if necessary adjoining the property be accepted by a suitable Resolution.
5. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Varna Avenue being dedicated and adjoining the subdivision by the construction of the following:
 - (1) A concrete curb, a concrete gutter, and a 5-foot concrete sidewalk adjacent to the property line, planting trees with root barriers and landscaping the parkway.
 - (2) Suitable surfacing to join the existing pavement and to complete an 18-foot wide half roadway.
 - (3) Any necessary removal and reconstruction of existing improvements.
 - (4) The necessary transitions to join the existing improvement.
 - b. Improve Nagle Avenue being dedicated and adjoining the subdivision by the construction of the following:
 - (1) Concrete curbs, concrete gutters, and 4.5-foot concrete sidewalks adjacent to the property line in a 10-foot border on the east side and a 12-foot border on the west side.
 - (2) Suitable surfacing to join the existing pavement and to complete a 38-foot roadway.
 - (3) Any necessary removal and reconstruction of existing improvements.
 - (4) The necessary transition to join the existing improvements.

(5) Suitable improvement of the 35-foot curb radius cul-de-sac at the terminus of Nagle Avenue.

- c. Construct the necessary mainline sewers and house connection sewers to serve each parcel and evaluate the efficiency of the existing house connections.
- d. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

Construct one (1) new light on Nagle Avenue, and (1) new light on Varna Avenue. (*Note per Public Hearing: If feasible, the new street light on Nagle Avenue shall be located on the eastern side of the street, in order to illuminate the remnant parcel for the purposes of safety and to minimize trespassing*)

- 6. An investigation may be necessary to determine the capacity of the existing public sewers to accommodate the proposed development. Submit a request to the Valley District Office Sewer Counter of the Bureau of Engineering at (818) 374-5090.
- 7. A parking area and driveway plan be submitted to the Valley Programs Development Review Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Final DOT approval should be accomplished by submitting detailed site/ driveway plans at a scale of 1"=40' to DOT's Valley Programs Development Review Section.
- 8. The Quimby fee shall be based on the RS Zone.
- 9. 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.
- 10. Covenant. Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded by the property owner in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. Further, the agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date must be given to the City Planning Department for attachment to the subject file.

Notice: 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.

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.

ZONE CHANGE FINDINGS

A. General Plan/Charter Findings

1. **General Plan Land Use Designation.** The subject property is located within the Sun Valley – La Tuna Canyon Community Plan, updated and adopted by the City Council on August 13, 1999. The existing Plan designates the subject property for Low Residential land uses, which corresponds to the RE9, RS, R1, RU, RD6, and RD5 zones. The proposed zone change to RS is consistent with the land use designation on the plan map and thus is 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 Sun Valley – La Tuna Canyon 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.

Objective 1-1: 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.

Policy 1-1.4 The City should promote neighborhood preservation in existing single family neighborhoods.

Program: Residential land use categories, zone changes, subdivisions, parcel maps, variances, conditional uses, specific plans, community and neighborhood revitalization programs for residential projects shall be consistent with Plan recommendations.

Objective 1-3 To preserve and enhance the varied and distinct residential character and integrity of existing single and multi-family neighborhoods.

Policy 1-3.1 Consider factors such as neighborhood character and identity, compatibility of land uses, impacts on livability, impacts on services and public facilities, impacts on traffic levels, and environmental impacts when changes in residential densities are proposed.

Program: The decision-maker should adopt a finding which addresses these factors as part of any decision relating to changes in planned residential densities.

Policy 1-3.2 Seek a high degree of architectural compatibility and landscaping for new infill development to protect the character and scale of existing residential neighborhoods.

The proposed project will meet the above objectives and policies by providing additional housing at an appropriate density and location to meet the plan area's needs, matching the density that was envisioned for this area by the Community Plan's Low Residential land use designation. The site is located adjacent to other RA-zoned single-family lots along Varna Avenue (ranging in size from 14,000 to 22,000 sq-ft), and nearby single-family residences just north and south on Varna Avenue and along Nagle Avenue which are developed on smaller residential lots in the RS-1 zone (ranging in size from 7,500 to

9,000 sq-ft). The proposed RS zone and development of three single-family lots ranging in size from 7,251 square-feet to 7,501 square-feet would be compatible with the existing neighborhood land use and character. Additionally, the project has been conditioned to dedicate and significantly improve the surrounding public right-of-ways, which will serve to enhance the roadways, sidewalks, and street lighting along the site and provide for the extension of Nagle Avenue and better connectivity within the neighborhood. Other utilities and public services for the site, including the availability of sewer and drainage facilities in Varna Avenue, Nagle Avenue, and in the existing sewer easement adjacent to the northerly property line adjoining the subdivision, were found to be adequate or were appropriately mitigated by conditions required in the approval for the subject zone change. Adequate access to the site is available from several surrounding streets, and driveway entrances to each property are provided directly from the nearest adjacent street.

The site is not subject to any Plan footnotes, and is not otherwise located within any other specific plan or special land use district.

Therefore, as conditioned, the recommended development meets the objectives of the Community Plan, is permitted in the RS Zone and is consistent with the general plan land use designation.

B. Entitlement Findings

1. **Zone Change, L.A.M.C. Sec. 12.32-F:** The recommended zone change is in conformance with the public necessity, convenience, general welfare or good zoning practice in that:

The (T)RS-1 zone is consistent with the existing Low Residential General Plan Land Use designation in that this land use category allows for a corresponding zones of RE9, RS, R1, RU, RD6, and RD5. The project is convenient in location to several major streets, such as Saticoy Street, and will provide improvements to the adjacent public right-of-way, and as an infill project will be have adequate access to existing City services and infrastructure. There is a necessity for housing in all income levels and housing types, and the project will create more opportunity for single-family housing in the vicinity. Properties in the immediate neighborhood primarily consist of single-family residential buildings on RS- and RA-zoned lots. A zone change from RA-1 to RS-1 and construction of a two new single-family residences, in addition to the existing residence, would be compatible with the use and size of existing adjacent developments. Therefore, the zone change is provided as part of public necessity and convenience and in the general welfare of the neighborhood. Furthermore, such zone change will be in good zoning practice by providing a harmonious density and land use activity for the vicinity.

The action, as recommended, has been made contingent upon compliance with the "(T)" conditions imposed herein. Such limitations are necessary to protect the best interests of and to assure developments and improvements more compatible with surrounding properties, and to secure an appropriate development in harmony with the General Plan.

C. CEQA Findings

Environmental. The Environmental Review Section of the Planning Department issued the proposed project a Negative Declaration ENV-2014-2487-ND on November 10, 2014. On the basis of the whole of the record before the lead agency including any comments

received, the lead agency finds that there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the North Valley Environmental Review Section of the Planning Department in Room 430, 6262 Van Nuys Blvd., Van Nuys.

Determination Letter
APCNV-2014-2491-ZC
Mailing Date: 3/16/15

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