



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: MAY 22 2015

CASE No.: APCNV-2014-3374-ZC-BL-F
Related Case: VTT-73075-SL
CEQA: ENV-2014-3375-MND

Location: 13245 West Hubbard Street (Sylmar)
Council District: 7 – Fuentes
Plan Area: Sylmar
Zone: RA-1

Applicant: Jim Brewer
Spiegel Development, Inc.

Representative: Rhonda Lieberman,
Kerr Wagner Associates, Inc.

At its meeting of May 7, 2015, the North Valley Area Planning Commission took the following action:

1. **Adopted** the Staff Findings.
2. **Recommended** that the City Council adopt Mitigated Negative Declaration, ENV-2014-3375-MND.
3. **Disapproved** the requested **Zone Change** from the requested RA-1 to RD1.5.1.
4. **Recommended** that the City Council **Approve:**
 - a. **Zone Change** from RA-1 to (T)(Q)RD1.5-1
 - b. **Building Line Removal** for a 37-foot building line along Hubbard Street established under Ordinance 117,919.
5. **Approved** the requested **Adjustment** for an over-height fence, wall or gate in the front yard setback on Hubbard Street from the 3'-6" height limit of LAMC Section 12.24-X.7, up to a maximum height for a fence/wall/gate of 6'-0".
6. **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 Sampson
Seconded: Commissioner Harootonian
Ayes: Commissioner Padilla
Nays: Commissioner Anguiano
Absent: Commissioner Cadena

Vote: 3 - 1



Randa Hanna, Commission Executive Assistant
North Valley Area Planning Commission

Effective Date/Appeals: The Zone Change and Building Line Removal are only appealable by applicant if denied. The Zoning Administrator's Determination is appealable only on the Adjustment which will be final within 20 days from the mailing date on this determination unless an appeal is filed within that time to the City Council. All appeals shall be filed on forms provided at the Planning Department's public Counters at 201 North Figueroa Street, Third Floor, Los Angeles, or at 6262 Van Nuys Boulevard, Room 251, Van Nuys.

FINAL DATE OF APPEAL: JUN 11 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: (Q) Conditions, (T) Conditions, Zone Change Map, Zone Change Signature Sheet, Other Conditions, Findings, Ordinance Cover, Building Line Removal Ordinance Map, and Building Line Removal Ordinance Cover

cc: Notification List
Thomas Glick

FINDINGS

A. General Plan / Charter Findings.

The project site is located within the area covered by the Sylmar Community Plan, adopted by the City Council on **August 8, 1997**. The Plan designates the project site as Low Medium II Residential with corresponding zones of RD2 and RD1.5. The recommended zone change from RA-1 to (T)(Q)RD1.5-1 for the project site is consistent with the proposed land use designation of Low Medium II Residential Density, and is in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted Community Plan.

The density that the applicant is proposing is far less than permitted under the existing Community Plan designation of Low Medium II Residential Density. In fact, the applicant's density of 21 dwelling units is more than 60% less than what is permitted by the maximum build-out of the RD1.5 zone. The applicant is proposing a density more in line with what has been recommended under the new Community Plan Update.

General Plan Text: The Community Plan 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 COMMUNITY.

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

The proposed project meets Objective 1-1 by providing 21 new single-homes to the community. The proposed project will promote greater individual choice in the type, quality, and location of housing, and provide high-quality single-family dwellings that are attractively landscaped and architecturally compatible with the surrounding residential neighborhood. A diverse mix of housing options including single-family homes of all sizes, duplexes, small and large apartments, condominiums, and lofts, means people with different housing needs can all live in the same neighborhood and that residents can remain in a neighborhood even if their housing needs change.

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

Policies

1-3.1 Maintain and preserve the character of existing neighborhoods and encourage participation in self-help preventive maintenance to promote neighborhood conservation, beautification and rehabilitation.

1-3.2 Consider factors such as neighborhood character and identity, compatibility of land uses, impacts on livability, impacts on services and public facilities, and impacts on traffic levels, and environmental impacts when changes in residential densities are proposed.

The proposed project meets Objective 1-3 and Policies 1-3.1 and 1-3.2. The project site is good infill development. The requested density of RD1.5 will provide a transition to the adjacent

single-family homes. The project will enable the property to be developed to its highest and best use while respecting the surrounding existing densities by proposing a residential development well below the density that would otherwise be permitted by a RD1.5 zone change. The proposed project will enable the project site to continue to be used for residential use. The proposed project will be designed with the two-story homes adjacent to the existing single-family homes and will not negatively impact the livability of the neighboring single-family homes.

Objective 1-5 **Program.** Promote greater individual choice through the establishment of residential design standards, allocation of lands for a variety of residential densities, and the promotion of housing in mixed-use projects in pedestrian oriented areas and the transit-oriented district.

The proposed project is in close proximity to numerous restaurant, retail, and entertainment options especially along Foothill Boulevard to the south. The project site is also in close proximity to Mission College, El Cariso Regional Park, El Cariso Golf Course, and Hubbard Street Elementary School. Local bus lines also adequately serve the project site along both Hubbard Street and Eldridge Avenue. The proposed project meets the objective and program by providing 21 new single-homes to the community. The proposed project will promote greater individual choice in the type, quality, price, and location of housing, and provide additional options for high-quality single-family dwellings that are attractively landscaped and architecturally compatible with the surrounding residential neighborhood.

Therefore, the proposed project will meet the relevant land use goals, objectives, policies, and programs of the existing 1997 Sylmar Community Plan.

A. 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 existing Community Plan, and is consistent with residential densities along Hubbard Street south of Fenton Avenue. 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.

In fact, the project's densities along both Hubbard Street and Cranston Avenue have been conditioned to lessen the appearance of greater density along those streets. The Hubbard Street frontage is conditioned to allow only a maximum of 3 structures along that thoroughfare with up to a maximum of 3 lots. As a result, the applicant will have to provide common walls on structures in order to achieve their maximum number of lots. Additionally, those structures along Hubbard Street are conditioned to be designed to give the appearance that they front that thoroughfare. Conditions include, for the portion of the buildings along Hubbard Street, greater articulation, main windows, greater landscaping (trees), pathways, enhanced paving, front yard amenities on the ground floor (porches, etc.). Also, conditions have been imposed to restrict the vehicular access to and from the development from Cranston Avenue in order for the development to be oriented toward Hubbard Street, a major transportation corridor, and away from the single-family residences along Cranston Avenue.

There is a critical and well-documented demand for housing throughout the City of Los Angeles. To address these housing needs the City of Los Angeles passed the Small Lot Subdivision Ordinance (Ordinance No. 176,354), which became effective January 31, 2005. The purpose of this Ordinance is to enable ownership of smaller, more affordable fee simple single-family homes. The Ordinance permits the subdivision of multi-family and commercially zoned properties into small single-family or townhome style lots by reducing the minimum lot size and side yard requirements, and eliminating requirements for conventional street frontage.

The City of Los Angeles Small Lot Design Guidelines state as follows:

The City of Los Angeles has enacted the Small Lot Subdivision Ordinance to allow the construction of fee-simple, infill housing on small lots in multi-family zones. The housing can take the form of single-family homes, duplexes, or triplexes. Small lot developments can offer a space-efficient and economically attractive alternative to the traditional condominium development. Additionally, the ordinance offers a welcomed-smart growth alternative to the suburban single-family home. However, it brings a new set of spatial complexities...these spatial constraints and complexities require innovative design solutions.

Small lot design and layout is fundamentally a site planning challenge. It requires simultaneously addressing practical spatial requirements while creating high-quality living environments... each home must exhibit a high level of design quality: well-articulated entries and facades, proportionate windows, quality building materials, contextual landscaping.

Each infill project, however small, must add to a vital and coherent public realm – streets and sidewalks that are pleasant, interesting, and comfortable to walk down. To do so, one must consider the three-dimensional relationship between the infill project and the street and sidewalk. Key variables to consider are: building siting and orientation, height, and massing; articulation of facades and entryways; placement and type of street trees; landscaping and transitional spaces; and location of driveways and garages.

Overall, the proposed project has been designed to incorporate the needs of a new generation of homebuyers. This new generation of homebuyers is environmentally conscious, and has chosen to live a more environmentally friendly lifestyle. These new homebuyers are increasingly foregoing the purchasing of traditional single-family homes, with large yards, high utility costs, and outside of walkable communities, for newer homes built on smaller lots, and located within walkable communities. The proposed project meets the needs of these new homebuyers by incorporating “Smart Growth” principles. The very definition of “Smart Growth” is “building urban, suburban, and rural communities with housing and transportation choices near jobs, shops, and schools.”

As stated above, the proposed project is in close proximity to numerous restaurant, retail, and entertainment options especially along Foothill Boulevard to the south. The project site is also in close proximity to Mission College, El Cariso Regional Park, El Cariso Golf Course, and Hubbard Street Elementary School. Local bus lines also adequately serve the project site along both Hubbard Street and Eldridge Avenue. The proposed project will promote greater individual choice in the type, quality, price, and location of housing, and provide additional options for high-quality single-family dwellings that are attractively landscaped and architecturally compatible with the surrounding residential neighborhood.

Therefore, the proposed project will be in substantial conformance with the public necessity, convenience, general welfare, and good zoning practice.

Building Line Removal – Section 12.32-R of the LAMC

The Applicant is requesting the removal of a 37-foot Building Line along the northwest side of Hubbard Street, which was established by Ordinance No. 117,919. The proposed project will change the zone from RA-1 to RD1.5-1 and will re-subdivide the property under the Small Lot Subdivision provisions. According to the Municipal Code,

“A Building Line is established to provide for the systematic execution of the General Plan; to obtain a uniform alignment from the street at which buildings, structures, or improvements, may be built or maintained; to preserve commonly accepted characteristics of residential districts; to protect and implement the “Highways and Freeways Element of the General Plan”; to provide sufficient open spaces for public and private transportation; to facilitate adequate street improvements; to prevent the spread of major fires and to facilitate the fighting of fires; and to promote the public peace, health, safety, comfort, convenience, interest and general welfare.”

The project site fronts on Hubbard Street for approximately 275-feet. The current Hubbard Street dedication has variable widths from 72-feet to 85-feet east and west of the subject property. The applicant is proposing to dedicate a 13-foot wide strip of land along Hubbard Street. Therefore, the current 37-foot Building Line is no longer needed since Hubbard Street will be dedicated to the current half-street dedication standard of 42-feet and will be fully improved.

Zoning Administrator’s Adjustment (Fence Height) - Section 12.24-X.7 of the LAMC

Pursuant to LAMC Section 12.28-C.1, the applicant has requested an **Adjustment** for an over-height fence, wall or gate in the front yard setback on Hubbard St. from the 3’-6” height limit of the Municipal Code up to a maximum height for a fence/wall/gate of 6’-0”. The following findings, pursuant to LAMC Section 12.28-C.4, for the approval of the Adjustment must be made in the affirmative related to this entitlement:

- a. *That the granting of the adjustment will result in development compatible and consistent with the surrounding uses.*

The applicant is proposing an over-height fence along the front of the development along Hubbard Street. The fence is designed to provide an attractive and distinctive focus on the development’s dwellings that will front Hubbard Street. Moreover, the fence, as conditioned herein, will provide a necessary design which will give the dwellings along Hubbard Street the feel that those homes’ frontages are oriented towards Hubbard Street when in fact their frontages will face inward.

Additionally, the surrounding area is characterized by several properties with non-approved over-in-height walls, fences, and hedges. In the immediate surrounding area, a majority of the single-family homes maintain walls and fences in the front, side, and rear yards. Several properties in the area maintain front-yard fencing with a similar design of wrought-iron fencing atop a decorative masonry or brick wall.

The front-yard fencing is also compatible with the scale and design of existing structures in the area. As proposed and conditioned, the wall is neither massive in scale nor excessive in height to overwhelm buildings and structures, and allows for visibility above the 3-1/2 foot wall height by providing wrought-iron fencing rather than a solid wall. Furthermore, a

condition is imposed for additional landscaping along the public sidewalk to help soften the aesthetic impact of the wall.

- b. *That the granting of the adjustment will be in conformance with the intent and purpose of the General Plan of the City.*

The General Plan will not be adversely affected by the granting of this adjustment. The Sylmar Community Plan, adopted by City Council on August 8, 1997, discusses the need to encourage higher density along major transportation corridors like Hubbard Street. The project proposes a fence along Hubbard Street that will complement the surrounding neighborhood with a fence structure of similar height and style. The fence is conditioned to be designed to extenuate the front yard areas of the Small Lot Subdivision to give the appearance that those dwelling units along Hubbard Street are facing that thoroughfare. Moreover, the Community Plan is silent regarding fence and wall requirements and defers to the provisions of the Los Angeles Municipal Code. Generally, the Plan supports the maintenance and upgrading of residential areas and seeks to promote good design and to ensure public safety. The design of the proposed front-yard combination wrought-iron fence and block wall and accompanying landscaping will have an aesthetically desirable appearance, consistent with Community Plan objectives to protect the character of existing residential neighborhoods. The granting of the request, as conditioned, will not adversely affect any elements of the General Plan and will be in conformance with the intent and purpose of the General Plan.

- c. *That the granting of the adjustment is in conformance with the spirit and intent of the Planning Code.*

The Planning and Zoning Code of the City requires that the placement of fences and walls allow for adequate access of light, air, privacy, visibility, and emergency services. Additionally, the Planning and Zoning Code provides for adjustment authority to address requests for relief due to difficulty or other significant circumstances. The granting of the requested Adjustment is in conformance with the spirit and intent of the Planning and Zoning Code. The Planning and Zoning Code Standards are applied on a City-wide basis and therefore does not have the flexibility to conform to unique lot characteristics and emerging neighborhood development patterns. In the instant case, the proposed project will be fronting on Hubbard Street which is a major transportation corridor. As such, the privacy and security of the new subdivision are achieved through such a wall on the boundary along Hubbard Street. More importantly, the Small Lot Subdivision Ordinance permits these higher density developments in neighborhoods and as a result the dwellings within the development need greater privacy and security due the overall design of the subdivision. In fact, most Small Lot Subdivision are inward facing and generally the lots facing the primary street are, in reality, the rear yards which are in need for privacy and security.

Also, the design of the fence and walls does not encroach significantly into the light and air of the neighboring properties. The over-height fence will be along Hubbard Street, a public right-of-way and not adjacent to any private property. As a result, there will be no impact from this structure on the development's immediate neighbors.

Additionally, the project's over-in-height front-yard fencing does not adversely impact the view shed or result in potential safety hazards, since the vehicular entrance gate as well as the top portion of the fence along the front yard will be wrought-iron and will provide for proper visibility.

Approval of the over-in-height wall request will allow the applicant to enjoy reasonable use of the subject site. The fence in the front yard will also provide additional security to the subject lot. The wall would not inhibit adequate access and use of the neighboring properties' yards, and are consistent with existing fencing on neighboring properties. Therefore the proposed over-in-height walls and fence are in conformance with the spirit and intent of the Code.

- d. *That there are no adverse impacts from the proposed adjustment or any adverse impacts have been mitigated.*

The project has been conditioned to mitigate any adverse impacts related to the higher fence along Hubbard Street. Maintenance of both an over-in-height fence in the front yard will not impede emergency service access and will allow for adequate privacy and security without creating either a significant "fortress effect" in the front yard or detriment to adjacent neighbors to the side or rear. More importantly, walls and fences, when in character with their surroundings, are not detrimental to the public welfare or injurious to adjacent properties. The design of the walls and fence are similar to existing structures in the immediate area.

Also, the design, location, and height of the subject walls and fence would not cause shade/shadow impacts, create an area that conceals potential criminals, and would not obstruct the public right-of-way. The transparency of the wrought-iron fencing along the property's access drive and the wrought-iron portion of the wall above a 3-1/2 foot height along the front yard areas of the property will allow for observation of the public right-of-way from the subject property. Additionally, this fencing will not jeopardize the visibility and safety of pedestrians and motorists travelling the street.

The project does not present any adverse impacts based on a consideration of environmental effects and appropriateness of materials, design and location of any proposed fence or wall, including any detrimental effects on the view which may be enjoyed by the occupants of adjoining properties, and security on the subject property which the walls and fence would provide.

- e. *The site and/or existing improvements make strict adherence to the zoning regulations impractical or infeasible.*

Strict adherence to the zoning regulations would hamper the desire of the project proponent to gain privacy and security and to maintain consistency with the existing front yard aesthetic of the neighborhood. Thus, a denial would serve no legitimate governmental purpose unless there are adverse impacts (e.g. privacy, light and air, safety) which cannot be mitigated to a level of insignificance.

B. CEQA Findings.

A Mitigated Negative Declaration (ENV-2014-3375-MND) dated December 26, 2014, 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.

Finally, the proposed MND dated December 26, 2015, identified a potentially significant impact by the project to Population and Housing unless mitigations are incorporated. Specifically, under Population and Housing (XIII-a), the staff analyzed that the project would induce substantial population growth in the area, either directly or indirectly. The basis of staff's conclusion was due to the project's density being higher than that proposed in the Sylmar Community Plan Update, as approved by City Planning Commission on April 25, 2013. Staff incorrectly applied the densities permitted by the future, and not City Council-adopted, Sylmar Plan against proposed project rather than the densities permitted under the existing, and City Council-adopted, 1997 Sylmar Community Plan. In fact, the project density of 21 dwelling units requested by the applicant is far less than the total density allowed under the existing Sylmar Community Plan which would permit on a 70,645 square-foot lot a minimum of 35 dwelling units on the subject site under Low Medium II Residential land use designation. As a result, the MND has been modified on this category stating that the project will have "No Impact" because the project's densities comply with the existing Community Plan and as a result no mitigation measures are necessary.

D. Other Required Findings.

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.

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.

Based upon the above findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.

CONDITIONS OF APPROVAL (For an Over-Height Fence)

1. **Revised Plans.** The project shall be permitted an over-height fence/gate/wall structure along Hubbard Street up to a maximum height of 6'-0". The applicant shall revised the Plans related to this over-height structure as follows:
 - a. A minimum of forty percent (40%) of the structure along Hubbard Street shall be transparent using see-through materials.
 - b. The portion of the structure from 3'-6" to 6'-0" shall be primarily composed of see-through fencing materials.
 - c. The entire structure shall avoid long expanses and incorporate openings, changes in materials, texture, and/or landscaping.
 - d. The entire structure shall be designed with articulations and fenestrations to give the appearance that the individual dwellings face Hubbard Street. This can include, but not be limited to, passive gates incorporated into the structure and lighting placed on the structure.
 - e. The structure shall include landscaping materials which will compliment it including but not limited to clinging vines, bushes, shrubbery, and small trees.
 - f. The following materials shall be prohibited on the structure including chain link, wrought iron spears, and barbed wire.
2. **Compliance.** 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.
3. **Final Plans.** Prior to final approval of plans by the Department of Building and Safety, the applicant shall submit two (2) final plan check plans, to be approved by Department of City Planning staff for compliance with this Director's Determination letter. One set of plans shall be provided to Department of City Planning and attached to subject file.
4. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to approval, for placement in the subject file.

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 be require Board of Public Works approval. The applicant should contact the Urban Forestry Division for further information at (213) 847-3077.

Finally, in no event shall the City require any improvement to the terminus of Cranston Avenue cul-de-sac by the project's applicant.

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.

Case Number:
APCNV-2014-3374-ZC-BL-F
Determination Letter Mailing
MAILING DATE: **May 22, 2015**

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