



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT



North Valley Area Planning Commission

Date: Thursday, May 7, 2015
(Continued from March 5, 2015; April 2, 2015; and April 16, 2015)

Time: After 4:30 p.m.

Place: Marvin Braude San Fernando Valley
Constituent Services Center
6262 Van Nuys Blvd., First Floor
Conference Room
Van Nuys, CA 91401

Public Hearing: Monday, January 5, 2015

Appeal Status: Zone Change and Building Line
Removal are only appealable by
applicant and only if denied.
Fence Variance is final unless
appealed to Council.

Expiration Date: Thursday, May 7, 2015
(Extended from March 5, 2015
and April 2, 2015)

Multiple Approval: Yes (Zone Change, Building
Line Removal, and Fence
Variance)

Case No.: APCNV-2014-3374-ZC-BL-F

CEQA No.: ENV-2014-3375-MND

Related Cases: VTT-73075-SL (Small Lot
Subdivision)

Council District: 7 – Hon. Fuentes

Plan Area: Sylmar

Specific Plan: None

Certified NC: Sylmar

General Plan: Low Medium II Residential

Zone: RA-1

Applicant: Jim Brewer
Spiegel Development, Inc.
Rhonda Lieberman
Kerr Wagner Associates, Inc.

Representative:

PROJECT LOCATION: 13245 West Hubbard Street (Sylmar)

PROPOSED PROJECT: The proposed project includes the development of a Small Lot Subdivision with 21 single-family dwellings on 21 separate lots on a 70,645 square-foot site. Each residence will be two-stories in height, with a maximum building height of 25 feet. The project will result in the removal of 44 trees; none are protected. The proposed project will also include grading of approximately 1,200 cubic yards. The project when completed will include 44 parking spaces in 22 garages and 14 guest parking spaces. The proposed project includes the demolition of an existing 1,900 square-foot single-family home and accessory structures built circa 1920. The project's total lot coverage will be 36% buildings/structures, 26% paving and driveway, and 38% landscaping. Additionally, the proposed project is proposed to be completely gated/walled/fenced. The site is comprised of an internal private street system connecting all dwellings with each other and linked to a primary entrance along Hubbard Street. The Small Lot Subdivision is being processed under a separate application under Vesting Tentative Tract (VTT) No. 73075.

This project has been continued three times with continuances on March 5, 2015 and April 2, 2015 requested by the applicant and the last continuance requested by the Area Planning Commission in order to review the revised plans submitted by the applicant dated April 16, 2015, and attached to this report as **Exhibit E**.

REQUESTED ACTION:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Mitigated Negative Declaration (ENV-2014-3375-MND) for the above referenced project;
2. Pursuant to Section 12.32-B of the Municipal Code, a **Zone Change** from RA-1 (Suburban Zone) to RD1.5-1 (Restricted Density Multiple Dwelling Zone);

3. Pursuant to Section 12.32-R of the Municipal Code, a **Building Line Removal** of a 37-foot building line along Hubbard Street established under Ordinance 117919; and
4. Pursuant to Section 12.28-C of the Municipal Code, an **Adjustment** for an over-height fence, wall or gate in the front yard setback on Hubbard Street from the 3'-6" height limit established in LAMC Section 12.24-X.7 the Municipal Code up to a maximum height for a fence/wall/gate of 6'-0".

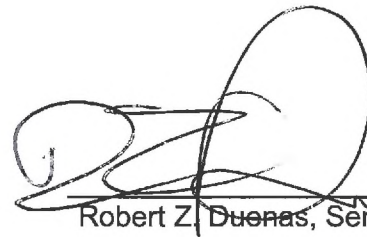
RECOMMENDED ACTIONS:

1. **Approve** and **Recommend** that the City Council adopt Mitigated Negative Declaration, ENV-2014-3375-MND;
2. **Disapprove** the requested **Zone Change** from the requested RA-1 to RD1.5.1.
3. **Approve** and **Recommend** that the City Council **adopt a Zone Change** from RA-1 to (T)(Q)RD1.5-1
4. **Approve** and **Recommend** that the City Council **adopt a Building Line Removal** for a 37-foot building line along Hubbard Street established under Ordinance 117,919;
5. **Approve** 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. **Adopt** the attached Findings; and
7. **Advise** 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.

MICHAEL LOGRANDE
Director of Planning

DS.

Daniel Scott, Principal City Planner



Robert Z. Duenas, Senior City Planner



Thomas Lee Glick, City Planner
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ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Commission Secretariat, 200 North Spring Street, Los Angeles, CA 90012 (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendaized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to this programs, services and activities. Sign language interpreters, Communication Access Real-Time Transcription (CART), Assistive Listening Devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting you wish to attend. Due to difficulties in securing Sign Language Interpreters, five or more business days notice is strongly recommended. For additional information, please contact: (Tom Glick, (818) 374-5062 – voice and TTY).

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PROJECT ANALYSIS

Project Summary

The applicant originally proposed the development of 22 dwelling units on 22 separate lots. At the public hearing on **Monday, January 5, 2015**, the applicant submitted revised applicant materials including a new site plan with 21 dwelling units on 21 separate lots. In fact, the applicant made the following changes to the development based upon the input from the Sylmar Neighborhood Council's land use committee:

- The Small Lot Subdivision is now proposed for 21 lots instead of 22.
- Garage parking is a total of 42 in lieu of 44.
- Guest parking has increased from 14 to 23.
- The boundary of the project will be a combination of walls and fences except for the driveways. The site will be open at the driveways and no gates are proposed at the driveways.
- The cul-de-sac access from Cranston will serve only 4 lots and will be closed to through traffic.
- The remaining 17 lots will access Hubbard only and will consist of an interior circulation pattern.
- The zone change request has not changed; however, it should be noted that the density proposed is only half of that (equivalent to RD3).

The property is located at the northwesterly of Hubbard Street and southwesterly of Eldridge Avenue, having a frontage of 274 feet along Hubbard Street and an average depth of 258 feet for a total lot size of approximately 70,600 square feet. The proposed project is to develop 21 new single-family dwellings on 21 separate lots within a small lot subdivision. The applicant has applied for a Vesting Tentative Tract (73075-SL) which is being processed under a separate application.

The proposed dwellings will be two stories in height, approximately 1,535 to 1,750 square feet in area, will have four bedrooms, three baths, private backyards, and an enclosed two car garage. Common driveways will serve the homes, which will be maintained by the homeowner's maintenance association. There will be 23 guest spaces, in addition to the enclosed two car garage for each lot, providing ample parking within the development. The yards of the proposed homes will be landscaped and maintained by the owners of these homes, allowing their personal choice of design for their yard areas.

Also, the applicant has provided specifications for the development of the homes along Hubbard Street and Cranston Avenue as follows:

Hubbard Street. The homes along Hubbard Street will have an enhanced architectural street elevation with direct pedestrian access to Hubbard Street. The eight homes along Hubbard Street will be set back 15 feet from the street right of way and "paired" with a common pedestrian gate. The fencing material and design will differ between the four "pairs" so that the street scape will appear to support four large homes / lots. The two homes on the easterly and westerly boundary lines will each have 10 feet side yard

setbacks from adjacent property. The remaining homes along the easterly boundary will set back 20 feet from the adjacent property. The remaining homes along the westerly boundary will set back 15 feet from the adjacent property except for the last home which will have a set-back of 10 feet. There will be an interior circulation pattern to access each homes two car garage and the guest parking. Ingress and egress will be from the Hubbard Street driveway only. There will be 17 homes served by this interior circulation pattern and these homes will not have vehicular access to Cranston Avenue.

Cranston Avenue. There will be only 4 homes accessing from Cranston Avenue (two on each side). Each home will have a two car garage and there will be 10 guest parking for a total of 18 parking stalls accessible to these four homes. These four homes will have set backs from Cranston Avenue of an average of 24 feet; 35 feet; 45 feet and 60 feet. Access will be from one common driveway on each side of Cranston Avenue. No vehicular access will be allowed from the 17 homes that are accessing off Hubbard Street. The two homes along the northerly boundary line (Cranston Avenue) will be set back 15 feet from the adjacent property.

The development will be completely enclosed by the gates/walls on all four sides for 17 of the dwellings with 4 homes developed separately along Cranston Avenue. Automobile access will be limited to the entrance along Hubbard Street for the 17 units in the primary development with the other 4 dwellings access from Cranston Avenue. The applicant has also requested for a fence height variance to allow the fence along Hubbard Street to be increased from 3'-6" up to 6'-0" to allow for additional privacy for those dwelling units with frontage on that thoroughfare.

The submittal of the revised plans attached to this report as **Exhibit B** has been supplemented by the applicant with revised plans to the North Valley Area Planning Commission at their meeting of April 16, 2015 (attached to this report as **Exhibit E**). Since the plans were submitted with insufficient time for a detailed and thorough review, the Commission continued the case to their meeting of May 7, 2015. These revised plans attempted to better integrate the project into the surrounding area with most of the perimeters discussed above remaining including density, height, setbacks and general site layout.

Since the April 16, 2015, meeting, the applicant has further refined their project and has submitted a revised project plans dated April 26, 2015, attached to this report as **Exhibit F**.

Entitlement Request

The project applicant has requested a Vesting Tentative Tract Map to subdivide the subject site into 21 lots pursuant to the Small Lot Subdivision Ordinance (Ordinance No. 176,354). The Vesting Tentative Tract Map (73075-SL) is being processed under a separate action. Concurrently, the applicant is requesting:

- Pursuant to Section 12.32 of the Municipal Code, a corresponding Zone Change from RA-1 to RD1.5-1 in conformance with the Low Medium II Residential land use designation.
- Pursuant to Section 12.32-R of the Municipal Code, the removal of the existing 37-foot Building Line on Hubbard Street created by Ordinance No. 117919 incident to the zone change.
- Pursuant to Section 12.28-C of the Municipal Code, 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 Section 12.24-X.7, up to a maximum height for a fence/wall/gate of 6'-0".

Background

Subject Property:

The subject site is an approximately 70,645 square-foot, flat, rectangular-shaped, interior parcel of land located at 13245 Hubbard Street in Sylmar. The subject site has approximately 274 feet of frontage along Hubbard Street between Eldridge Avenue and Kismet Avenue. Cranston Avenue and an alley terminate at the northerly end of the site. The site is approximately 245 feet in depth.

The site is currently improved with a single-family house built around 1920, a detached two-car garage, and other accessory structures. In reviewing the records, there is no historical significance attached to the existing structures. The subject site is located in the Sylmar Community Plan, adopted by City Council on August 8, 1997, and has a land use designation of Low Medium II Residential with corresponding zones of RD2 and RD1.5 and is currently zoned RA-1. A building line of 37 feet exists along Hubbard Street.

Additionally, based upon the lot size of approximately 70,645 square feet, the following table displays the range of density options for development of the existing site under the current zoning, the applicant's request, and the list of zones allowed in the range of zones under the site's current land use designation of Low Medium II Residential:

	Zoning	General Plan	Density	Entitlement
<i>By-Right Current Zoning</i>	RA-1	Low Medium II	4 dwelling units	<i>By-Right</i>
<i>Permitted by the Existing Community Plan Land Use Designation for the project site</i>	RD2	Low Medium II	35 dwelling units	Zone Change
	RD1.5	Low Medium II	47 dwelling units	Zone Change
<i>Request</i>	(T)(Q)RD1.5	Low Medium II	21 dwelling units	Zone Change

Access to the site is from Hubbard Street, which is a Secondary Highway, and is dedicated to a width of 68-feet and improved to a roadway width of 58-feet adjoining the property.

Finally, the subject site is not located within any Specific Plan.

Surrounding Land Uses:

Surrounding properties to the north, south, east and west are improved with single-family homes and zoned R1-1, with the exception of those to the west that are zoned RA. The Hubbard Street Elementary School is located further west and the Los Angeles Mission College further east,

both in the PF Zone. Additionally, adjacent to Mission College is El Cariso Regional Park and Golf Course. Finally, the project is approximately ½ mile northeast from the Foothill Freeway and Foothill Boulevard, which parallels that Freeway.

Streets and Circulation:

Hubbard Street is a Major Highway Class II dedicated to a width of 72 feet at the project's frontage. Hubbard Street will be dedicated to the full width of 43 feet from center line completing a full right of way width of 85 feet. The dedicated portion will be fully improved with street paving, curb, gutter and sidewalk.

Cranston Avenue is a Local Street dedicated to a width of 50 feet terminating at a half cul-de-sac at the project's rear. Cranston Avenue will be dedicated to complete the cul de sac and improved with curb, gutter, sidewalk and street paving.

Eldridge Street is approximately 90 feet north of the subject site, is designated as a Secondary Highway, and is generally improved between Hubbard Street and Beaver Street to a variable width 86 feet to 93 feet.

Kismet Avenue is approximately 270 feet south of the subject site, is designated as a Local Street, and is generally improved between Hubbard Street and Beaver Street to a width of 29 feet.

Related Cases:

Subject Site:

CPC-2006-5569-CPU: The Sylmar Community Plan Update was approved by City Planning Commission on April 25, 2013 and is pending final approval by City Council. This Update revises and updates the Sylmar Community Plan Text and Land Use Diagram to reflect shifts in existing conditions since the last Plan Update on August 8, 1997. Together with several other Community Plans citywide, the Sylmar Community Plan update was initiated in 2006 as part of the Department's New Community Plan (NCP) Program. The Proposed Plan includes a number of components, including: 1) Sylmar Community Plan Text, 2) General Plan Land Use Diagram, and 3) Other Plan Adoption Components, such as Plan Amendments and Zone Changes. This includes amendments to the General Plan Transportation Element street designations, the Long Range Land Use Diagram, and zone change ordinances that establish a Community Plan Implementation Overlay (CPIO) District and amendments the existing Sylmar Equine-keeping "K" District. The recommendation for the project site under Sylmar CPU is to re-designate the property as Low Density Residential with a new zone of R1-1.

CPC-2010-319-CU: On December 16, 2010, City Planning Commission approved under a Conditional Use the construction of a new public charter high school campus with a total floor area of 27,000 SF and serving 500 students grades 9-12 and 31 full-time staff (24 teachers and 7 administrators). The campus consisted of a 2-story, 33.5-foot building with 26 classrooms, administrative offices, outdoor open space, on-site drop-off lane, and 56 parking spaces for staff only. The classrooms would operate from 8:30 AM to 4:30 PM, Monday-Friday. Special events, such as Parent Community Advisory Meeting, Back to School Night, and Open House, would not exceed more than 6 events per year, until 9:00 PM. The proposed project consisted of demolition of an existing single-family home and accessory building.

CPC-2010-319-CU-1A: City Planning Commission issued its determination on February 14, 2011, for the conditional approval of the project under CPC-2010-318-CU for a Conditional Use

to permit a public charter high school with 56 parking spaces in the RA Zone and a 1a-foot encroachment into the 37-foot building line along Hubbard Street for property located at 13245 Hubbard Street, subject to Conditions of Approval. Within 15 days of the determination, an appeal was filed on February 24, 2011, by Mr. Benjamin Williams, representing the Sylmar Homeowners' Council. At the meeting held on May 4, 2011, City Council considered a Mitigated Negative Declaration and related California Environmental Quality Act findings and the appeal filed by Benjamin Williams on the entire determination of the City Planning Commission. City Council denied the appeal and upheld the determination of the City Planning Commission. The Conditional Use Permit was never effectuated and expired on May 13, 2014.

CPC-11172: The adoption of Ordinance No. 117,919 established a 37-foot building line along Hubbard Street.

Off-Site/Surrounding Area:

There are no significant cases of note on the surrounding properties.

Agency Reports/Letters Received:

At the time of the preparation of this report, no report was received by the Bureau of Engineering due to the fact that no Planning Case Referral Form was filed with the application. As a result, the standard T conditions have been imposed related to Engineering's authority, including but not limited to, dedications and improvements.

Hearing Officer Comments

The existing Community Plan land use designation for the site of Low Medium II Residential does allow a range of zones for multiple-family development (RD2 and RD1.5). As a result, any zone change would have to be consistent with those range of zones. The proposed development, as a Small Lot Subdivision, does provide a new development which retains the character of the existing neighborhoods especially to the north where the lots are a mix of R1-1 and RA-1 lots. The density that the applicant is proposing is far less than permitted under the existing Community Plan designation of Low Medium II Residential Density. The applicant's density of 21 dwelling units is more than 60% less than what is permitted under a maximum build-out under the RD1.5 zone.

As stated previously, since the submittal of the revised plans attached to this report as **Exhibit B**, the applicant has submitted revised plans to the North Valley Area Planning Commission at their meeting of April 16, 2015 (attached to this report as **Exhibit E**) and a further refinement to those plans with a revised site plan dated April 26, 2015. The April 26 revised site plan (**Exhibit F**) does the best at better integrating the project into the surrounding area with most of the conditions of the original recommendation (March 5, 2015) remaining intact including density, setbacks and general site layout. The height has been modified to reflect the correct height limit requested by the applicant which is a maximum height of 25 feet for all structures. Also, the number of structures along Hubbard Street has been reduced from 8 structures to 3 structures consistent with the revised plans. In fact, since the applicant's original submittal of plans in September 11, 2014, the project's plans have been modified by the applicant several times including a January 5, 2015 adaptation, an April 16, 2015 adaptation, and an April 26, 2015 adaptation. The following table demonstrates how the project has been modified by the applicant over the last six months:

<i>Adaptation of the Applicant's Plans</i>				
	9/11/2014	1/5/2015	4/16/2015	4/26/2015
Density	22 Units	21 Units	21 Units	21 Units
Height	30 ft.	25 ft.	25 ft.	25 ft.
Setback (Hubbard)	18 ft. (min.)	18 ft. (min.)	15 ft. (min.)	15 ft. (min.)
Setback (Cranston)	20 ft. (min.)	15 ft. (min.)	15 ft. (min.)	15 ft. (min.)
Setback (North Property Line)	10 ft. (min.)	20 ft. (min.)	20 ft. (min.)	15 ft. (min.)
Setback (South Property Line)	10 ft. (min.)	12 ft. (min.)	15 ft. (min.)	15 ft. (min.)
Units Along Hubbard St.	6	8	4	3
Units Access/Egress Hubbard	22	17	17	21
Units Access/Egress Cranston	0	4	4	0
Resident Parking Spaces	44	42	42	42
Guest Parking Spaces	23	23	21	20
Improvement of Cranston Cul-de Sac	No	Yes	Yes	No

Finally, the project is consistent with its land use designation of Low Medium II Residential pursuant to the existing 1997 Sylmar Community Plan.

Conclusion

For the reasons stated above and in the attached findings, staff recommends approval of all requested entitlements by the applicant including the zone change to (T)(Q)RD1.5-1, the building line removal, and the variance to increase the fence height.

(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. Development Conditions:

1. **Density.** The project shall be limited to a density not to exceed 21 dwelling units.
2. **Height.** No building or structure in the project shall exceed 25 feet in height, as defined by Section 12.21.1 B.3 of the Los Angeles Municipal Code.
3. **Plot/Site Plan.** The applicant shall comply with the site plan dated April 26, 2015 (Exhibit F). Specifically, prior to the issuance of any building permits for the subject project, detailed development plans including site and elevation plans, and including complete landscape and irrigation plans prepared by a licensed landscape architect or architect, shall be submitted for review and approval by the Department of City Planning for verification of compliance with the imposed conditions. Minor deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
4. **Appearance along Hubbard Street.** A maximum of three (3) structures shall be permitted within 40 feet of the property line along Hubbard Street. Development of these structures shall comply with the following:
 - a. A maximum of three (3) lots shall be permitted to front Hubbard Street.
 - b. *Setback - Property Line along Hubbard Street.* The Project shall observe the following setback requirements:
 - i. Observe a minimum setback of 15 feet from Hubbard Street.
 - ii. The Hubbard Street frontage shall be designed to give the appearance of a main entrance and porch off of each structure fronting the street.
 - iii. There shall be a pathway connecting the entrances and porches to Hubbard Street. This pathway shall be designed with enhanced paving materials.
 - c. *Articulation.* The facades of the structures shall be relieved by one or more variations that, in total, shall not be less than twenty (20) percent of the facade and shall have a minimum average depth of five (5) feet.
 - d. *Fences and shrubbery.* See Conditions of Approval for the request for an over-height fence along Hubbard Street.
 - e. *Landscaping (Trees).* A minimum of two (2) shade trees shall be planted on each lot and within ten (10) feet of the property line along Hubbard Street. The trees shall be spaced at least 15 feet apart.
5. **Appearance along Cranston Avenue.** No structures shall be permitted lot frontage on or vehicular access to or from Cranston Avenue. Additionally, the development of the project along Cranston Avenue shall comply with the following:

- a. A maximum of eight (8) structures shall be permitted within 40 feet of the property line along Cranston Avenue.
 - b. *Setback - Property Line along Cranston.* The Project shall observe a minimum setback of 15 feet from Cranston Avenue.
 - c. *Fence or Wall.* The fence or wall along the Cranston Avenue property line shall comply with the height limit per the Municipal Code. Additionally, the fence or wall shall be designed as follows:
 - a. The entire fence or wall shall avoid long expanses and incorporate openings, changes in materials, texture, and/or landscaping. Specifically, the wall shall be broken-up aesthetically with a minimum of eight pilasters, inclusive of a precast concrete cap, spaced throughout the length of the wall.
 - b. The fence or wall shall include landscaping materials which will compliment it including, but not limited to, clinging vines, bushes, shrubbery, and small trees. Specifically, a minimum 3-foot landscape strip shall be included between the back of sidewalk and the exterior face of wall and shall be planted with shrubs, vines and trees spaced so as to break-up the wall facade and create a "green wall". The wall will further be broken-up with the placement of properly spaced, approximately 4 to 5-foot square, tree pockets that will be planted with large tree specimen.
 - c. The following materials shall be prohibited on the fence or wall including unfinished cinderblock, chain link, wrought iron spears, and barbed wire.
 - e. *Landscaping (Trees).* A minimum of one (1) shade trees shall be planted in rear area of each dwelling unit structure along Cranston Avenue property line.
6. **Access and Egress from Hubbard Street.** All 21 dwelling units shall have vehicular driveway access and egress only via Hubbard Street.
 7. **Access and Egress from Cranston Avenue.** No dwelling units shall have access and egress via Cranston Avenue. No emergency access shall be permitted via Cranston Avenue unless specifically required by the Fire Department or some other public agency.
 8. **Balconies.** No balconies shall be permitted on any project dwelling abutting the existing single-family dwellings unless any such balcony is either: 1) Fully inserted in the building; or 2) A Juliet-type balcony which shall not exceed a maximum projection of 2'-0" feet and a maximum opening of 6'-0" feet.
 9. **Decks.** No decks shall be permitted above the first floor on any project dwelling abutting the existing single-family dwellings.
 10. **Parking (Resident).** The project shall provide a minimum of 42 resident parking spaces in accordance with LAMC Section 12.21-A.4(a) (two covered, off-street parking spaces per unit).
 11. **Parking (Guest).** The applicant shall provide a minimum of 20 guest parking spaces. Guest parking must be individually marked for guest parking only. All guest parking spaces shall be designed in accordance with LAMC Section 12.21-A.5.

12. **Los Angeles County Metropolitan Transportation Authority (LACMTA).** Prior to the commencement of construction of the project, the applicant and/or owner should contact LACMTA's Metro Bus Operations Control Special Events Coordinator at (213) 922-4632 regarding construction activities that may impact Metro bus lines.
13. **Solid Waste Recycling.** 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 on-site separation and recycling of demolition- and construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.
14. **Lighting and Security.** The project shall incorporate the following lighting and security features into the development:
 - a. Incorporate ornamental low-level lighting to highlight and provide security for pedestrian paths and entrances.
 - b. Ensure that all parking areas and pedestrian walkways are illuminated.
 - c. Install lighting fixtures to accent and complement architectural details at night to establish a façade pattern and animate a building's architectural features.
 - d. Utilize adequate, uniform, and glare-free lighting, such as dark-sky compliant fixtures, to avoid uneven light distribution, harsh shadows, and light spillage.
15. **Roofs.** The roof pitch of any roof on any structure shall be a minimum 4:12 (18.43 degrees). Additionally, the project shall integrate varied roof lines and elevation styles between structures in the development through the use of sloping roofs, modulated building heights, gables, dormers, or other innovative architectural solutions.

B. Environmental Conditions (ENV-2014-3375-MND):

1. **Landscaping (Open Areas).** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning.
2. **Aesthetics (Light).** Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.
3. **Aesthetics (Glare).** The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.

4. Air Pollution (Demolition, Grading, and Construction Activities).

- 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. Wetting could reduce fugitive dust by as much as 50 percent.
- b. The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- c. All clearing, 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.
- d. All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- e. All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- f. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- g. Trucks having no current hauling activity shall not idle but be turned-off.

5. **Tree Report.** Prior to the issuance of a grading or building permit, the applicant shall prepare and submit a Tree Report, prepared by a Tree Expert as defined in Section 17.02, indicating the location, size, type, and condition of all existing trees on the site. Such report shall also contain a recommendation of measures to ensure the protection, relocation, or replacement of affected trees during grading and construction activities.

6. **Tree Preservation (Grading Activities).** "Orange fencing" or other similarly highly visible barrier shall be installed outside of the drip line of locally protected and significant (trunk diameter of 8 inches or greater) non-protected trees, or as may be recommended by the Tree Expert. The barrier shall be maintained throughout the grading phase, and shall not be removed until the completion and cessation of all grading activities.

7. Tree Removal (Non-Protected Trees).

- a. Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.
- b. All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.
- c. Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division the Department of Public Works, Bureau of Street Services.

8. Tree Removal (Locally Protected Species).

- a. All protected tree removals require approval from the Board of Public Works.
- b. A Tree Report shall be submitted to the Urban Forestry Division of the Bureau of Street Services, Department of Public Works, for review and approval (213-847-3077), prior to implementation of the Report's recommended measures.
- c. A minimum of two trees (a minimum of 48-inch box in size if available) shall be planted for each protected tree that is removed. The canopy of the replacement trees, at the time they are planted, shall be in proportion to the canopies of the protected tree(s) removed and shall be to the satisfaction of the Urban Forestry Division.
- d. The location of trees planted for the purposes of replacing a removed protected tree shall be clearly indicated on the required landscape plan, which shall also indicate the replacement tree species and further contain the phrase "Replacement Tree" in its description.
- e. Bonding (Tree Survival):
 - i. The applicant shall post a cash bond or other assurances acceptable to the Bureau of Engineering in consultation with the Urban Forestry Division and the decision maker guaranteeing the survival of trees required to be maintained, replaced or relocated in such a fashion as to assure the existence of continuously living trees for a minimum of three years from the date that the bond is posted or from the date such trees are replaced or relocated, whichever is longer. Any change of ownership shall require that the new owner post a new oak tree bond to the satisfaction of the Bureau of Engineering. Subsequently, the original owner's oak tree bond may be exonerated.
 - ii. The City Engineer shall use the provisions of Section 17.08 as its procedural guide in satisfaction of said bond requirements and processing. Prior to exoneration of the bond, the owner of the property shall provide evidence satisfactory to the City Engineer and Urban Forestry Division that the oak trees were properly replaced, the date of the replacement and the survival of the replacement trees for a period of three years.

9. Cultural Resources (Archaeological)

If any archaeological materials are encountered during the course of project development, all further development activity shall halt and:

- a. The services of an archaeologist shall then be secured by contacting the South Central Coastal Information Center (657-278-5395) located at California State University Fullerton, or a member of the Society of Professional Archaeologist (SOPA) or a SOPA-qualified archaeologist, who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
- b. The archaeologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.

- c. The applicant shall comply with the recommendations of the evaluating archaeologist, as contained in the survey, study or report.
- d. Project development activities may resume once copies of the archaeological survey, study or report are submitted to: SCCIC Department of Anthropology, McCarthy Hall 477, CSU Fullerton, 800 North State College Boulevard, Fullerton, CA 92834.
- e. Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, archaeological reports have been submitted, or a statement indicating that no material was discovered.
- f. A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

10. Cultural Resources (Paleontological)

If any paleontological materials are encountered during the course of project development, all further development activities shall halt and:

- a. The services of a paleontologist shall then be secured by contacting the Center for Public Paleontology - USC, UCLA, California State University Los Angeles, California State University Long Beach, or the Los Angeles County Natural History Museum - who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
- b. The paleontologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
- c. The applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study or report.
- d. Project development activities may resume once copies of the paleontological survey, study or report are submitted to the Los Angeles County Natural History Museum.
- e. Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, paleontological reports have been submitted, or a statement indicating that no material was discovered.
- f. A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

11. Cultural Resources (Human Remains)

In the event that human remains are discovered during excavation activities, the following procedure shall be observed:

- a. Stop immediately and contact the County Coroner: 1104 N. Mission Road, Los Angeles, CA 90033. 323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or 323-343-0714 (After Hours, Saturday, Sunday, and Holidays).
- b. The coroner has two working days to examine human remains after being notified by the responsible person. If the remains are Native American, the Coroner has 24 hours to notify the Native American Heritage Commission.

- c. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendent of the deceased Native American.
 - d. The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods.
 - e. If the descendent does not make recommendations within 48 hours the owner shall reinter the remains in an area of the property secure from further disturbance or if the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission.
12. **Seismic.** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
13. **Erosion/Grading/Short-Term Construction Impacts**
- a. The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.
 - b. 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:
 - i. 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.
 - ii. Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.
15. **Geotechnical Report.** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.
16. **Explosion/Release (Existing Toxic/Hazardous Construction Materials).** Due to the age of the building(s) being demolished, toxic and/or hazardous construction materials may be located in the structure(s). Exposure to such materials during demolition or construction activities could be hazardous to the health of the demolition workers, as

well as area residents, employees, and future occupants. However, these impacts can be mitigated to a less than significant level by the following measure:

(Asbestos) Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs 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 applicable State and Federal rules and regulations.

(Lead Paint) Prior to issuance of any permit for the 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.

17. **Creation of a Health Hazard.** Prior to the issuance of a use of land or building permit, or issuance of a change of occupancy, the applicant shall obtain approval from the Fire Department and the Department of Public Works, for the transport, creation, use, containment, treatment, and disposal of the hazardous material(s). Approved plans for the transport, creation, use, containment, treatment, and disposal of the hazardous material(s) shall be submitted to the decision-maker for retention in the case file.
18. **Emergency Evacuation Plan.** Prior to the issuance of a building permit, the applicant shall develop an emergency response plan in consultation with the Fire Department. The emergency response plan shall include but not be limited to the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals, and fire departments.
19. **Alteration of a Watercourse.** All projects involving state or federal jurisdictional waters must comply with the applicable sections of the federal Clean Water Act (CWA) and California's Porter Cologne Water Quality Control Act (Porter Cologne). Prior to the issuance of any grading, use of land, or building permit which may affect an existing watercourse, the applicant shall consult with the following agencies and obtain all necessary permits and/or authorizations, to the satisfaction of the Department of Building and Safety. Compliance shall be determined through written communication from each jurisdictional agency, a copy of which shall be submitted to the Environmental
20. **Increased Noise Levels (Landscape Buffer).** 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 for review and approval by the decision maker.
21. **Increased Noise Levels (Demolition, Grading, and Construction Activities).** 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: a) 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; b) Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels; and c) The project contractor

shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

22. **Increased Noise Levels (Parking Wall).** A 6-foot-high solid decorative masonry wall adjacent to residential use and/or zones shall be constructed if no such wall exists.
23. **Severe Noise Levels (Residential Fronting on Major or Secondary Highway, or adjacent to a Freeway).** All exterior windows having a line of sight of a Major or Secondary Highway shall be constructed with double-pane glass and use exterior wall construction which provides a Sound Transmission Coefficient (STC) value of 50, as determined in accordance with ASTM E90 and ASTM E413, or any amendment thereto. The applicant, as an alternative, 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.
24. **Public Services (Fire).** 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.
25. **Public Services (Police – Demolition/Construction Sites).** Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.
26. **Public Services (Police).** 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. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.
27. **Public Services (Construction Activity Near Schools).** The developer and contractors shall maintain ongoing contact with administrator of Hubbard Street Elementary 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. 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.

28. **Public Services (Schools affected by Haul Route).** LADBS shall assign specific haul route hours of operation based upon Hubbard Street School's hours of operation. 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.
29. **Public Services (Schools).** 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.
30. **Recreation (Increase Demand For Parks Or Recreational Facilities – Zone Change).** Pursuant to Section 12.33 of the Los Angeles Municipal Code, the applicant shall pay the applicable fees for the construction of dwelling units.
31. **Transportation (Haul Route).** The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
32. **Safety Hazards.** The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety. The applicant shall submit a parking and driveway plan that incorporates design features that reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval.
33. **Utilities (Local Water Supplies - Landscaping).** The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g, use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season). In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following: 1) Weather-based irrigation controller with rain shutoff; 2) Matched precipitation (flow) rates for sprinkler heads; 3) Drip/microspray/subsurface irrigation where appropriate; 4) Minimum irrigation system distribution uniformity of 75 percent; 5) Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials; and 6) Use of landscape contouring to minimize precipitation runoff.
34. **Utilities (Local Water Supplies - All New Construction).** The following conditions shall be required on the new construction of residential units: 1) If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate; 2) Install 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; 3) Install restroom faucets with a maximum flow rate of 1.5 gallons per minute; 4) Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute; 5) 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); 6) 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; and 7) 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.

C. Administrative Conditions:

1. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.
2. **Code Compliance.** The area, height and use regulations of the RD1.5-1 zone classification of the subject property shall be complied with, except where conditions herein are more restrictive.
3. **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 in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
4. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.
5. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
6. **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 relating to or 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.
7. **Mitigation Monitoring.** The applicant shall identify mitigation monitors who shall provide periodic status reports on the implementation of the Environmental Conditions specified herein, as to area of responsibility, and phase of intervention (pre-construction, construction, post-construction/maintenance) to ensure continued implementation of the Environmental Conditions.

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.

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.

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.

PUBLIC HEARING AND COMMUNICATIONS

The public hearing was held on **Monday, January 5, 2015**, at the Marvin Braude Constituent Services Center. A total of 20 people were in attendance, including the applicant and the applicant's representatives including the architect and land use consultants. Additionally, one representative of Council District 7 attended the public hearing, as well as an elected representative of the Sylmar Neighborhood Council representing that Council.

The applicant's representative, Mr. Jim Brewer, stated that the zone change, building line removal and fence height adjustment were requested to permit the construction of the 21-unit Small Lot Subdivision. He indicated that their original development was for 22-units but they revised the site plan to reduce the unit count from 22 to 21, reduce the resident parking from 44 to 42, increase the guest parking from 14 to 23 parking spaces, and finally to redesign the subdivision to have 4 dwellings located along Cranston Avenue. He also discussed the zone change to a zone permitting a Small Lot Subdivision is consistent with the General Plan land use designation of Low Medium II Residential and is consistent with the development patterns within the surrounding area.

Additionally, at the time of the public hearing, the project did not get a final decision from the Sylmar Neighborhood Council related to their 21-unit subdivision. At that time, the applicant had only presented their project to the land use committee of the Sylmar Neighborhood Council on December 17, 2014. The land use committee voted to approve the project at 21 units. Since the public hearing, the Sylmar Neighborhood Council at their January 22, 2015, Full Board meeting disapproved the project.

Also, Ms. Claudia Rodriquez, Planning Deputy for Council District 7, attended the public hearing and made a brief statement that her office will continue to work with the community and the applicant on this project.

Several members of the surrounding neighborhood either attended the public hearing, signed a petition against the proposed project, or submitted emails subsequent to the public hearing to voice their opposition to the proposed project. Those who attended the hearing and testified against the project as requested by the applicant. Several made the following points in opposition to the proposed project:

- Density limited to the R1-1 zone or at most RD1.5.
- Serious concerns that the street in front site will become more dangerous due to higher traffic coming out from the project on Hubbard Street.
- Access to and egress from the site will make traffic on Hubbard Street worse.
- Traffic study should be necessary to work out issues related to access to and egress from the proposed site.
- Neighbors on Cranston Avenue were against any traffic from the development coming onto their street.
- Many were concerned that the overall density would create a project out-of scale with its surroundings.
- Concerns expressed over the loss of over 40 significant trees.
- There was a lack of significant outreach by the applicant to the surrounding neighborhoods especially the residents along Cranston Avenue.

Specifically, Mr. Eugene Hernandez and Mr. Jose Castillo both spoke against the project because they felt it would not provide affordable dwelling units for the area. They were also concerned about the lack of open space in the development and the removal of large, old trees as a result of the project.

Also, Ms. Teri Bridgers testified in opposition to the project which she felt would be dense and the walls around it would make it look like a fortress. As a result, she felt the project would be out-of-scale with the surrounding properties. She felt the applicant should be allowed only a few homes on the site consistent with the surrounding development patterns and its current zoning.

Ms. Maritza Gonzalez testified in opposition to the project because she lived on Cranston Avenue and she did not want the project to bring traffic or other impacts on to her quiet and peaceful neighborhood.

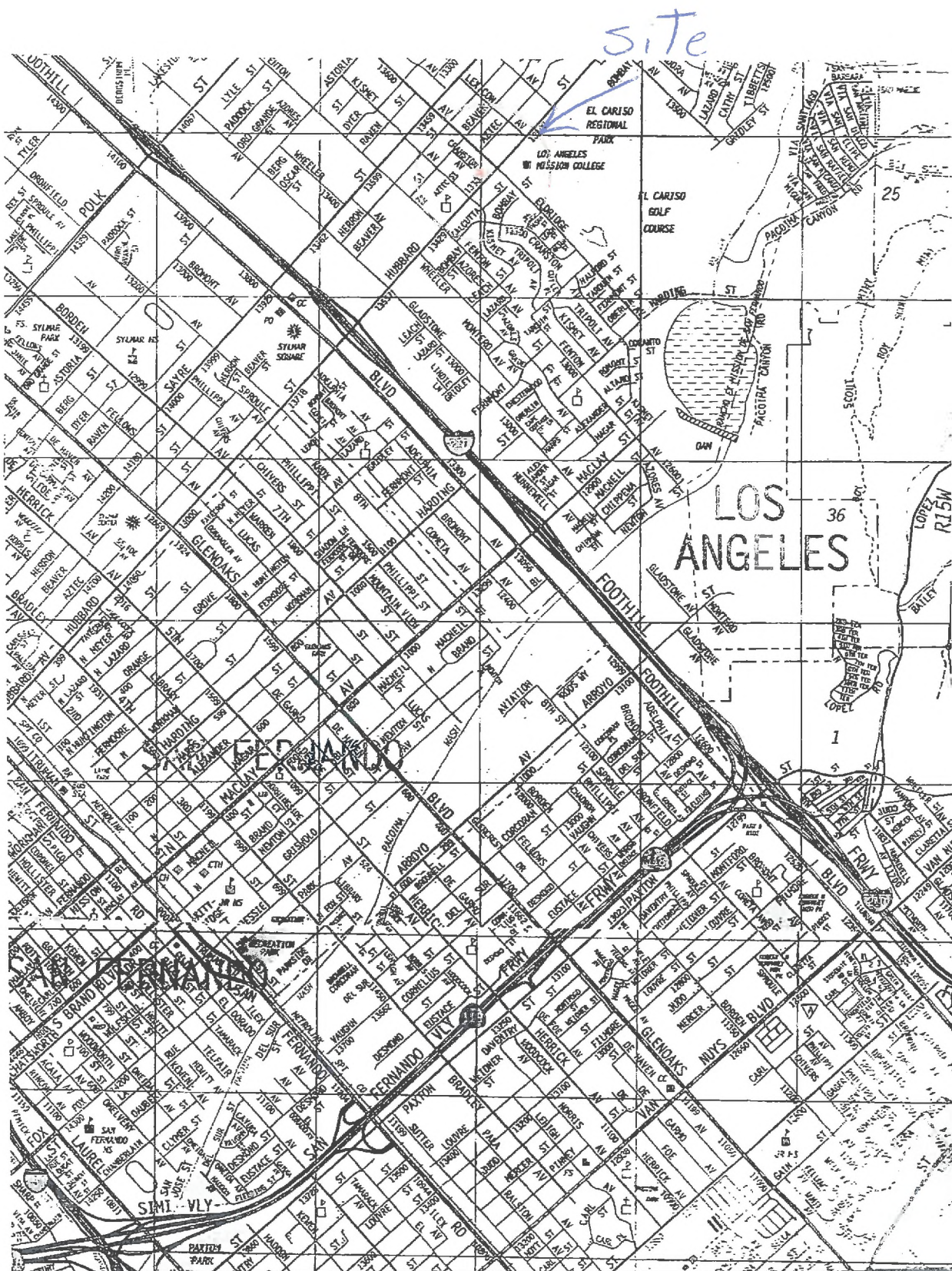
Ms. Ann Job, who is the President of the Sylmar Neighborhood Council, testified as a private citizen against the project because the density was too much.

No one who attended the hearing voiced support of the proposed project with the exception of Ms. Cherie Blose from the land use committee of the Sylmar Neighborhood Council who testified that the project came before her committee and received the committee's support for a 21-unit development.

Finally, Dan Rosales, who is a representative for the applicant, testified based upon concerns raised at the hearing about applicant's outreach to the surrounding neighborhoods and especially the residents along Cranston Avenue. Mr. Rosales made several visits to the neighborhoods in which he passed out flyers about the project and in many cases discussed the project with residents. Mr. Rosales presented a petition signed by 88 residents of the surrounding areas along Aztec Street, Beaver Street, Cranston Avenue, Bombay Street, Kismet Street, Hubbard Street, Eldridge Avenue, Simshaw Avenue, and Calcutta Street supporting the new project of 21 units at 13245 Hubbard Street.

EXHIBIT A.1

VICINITY MAP

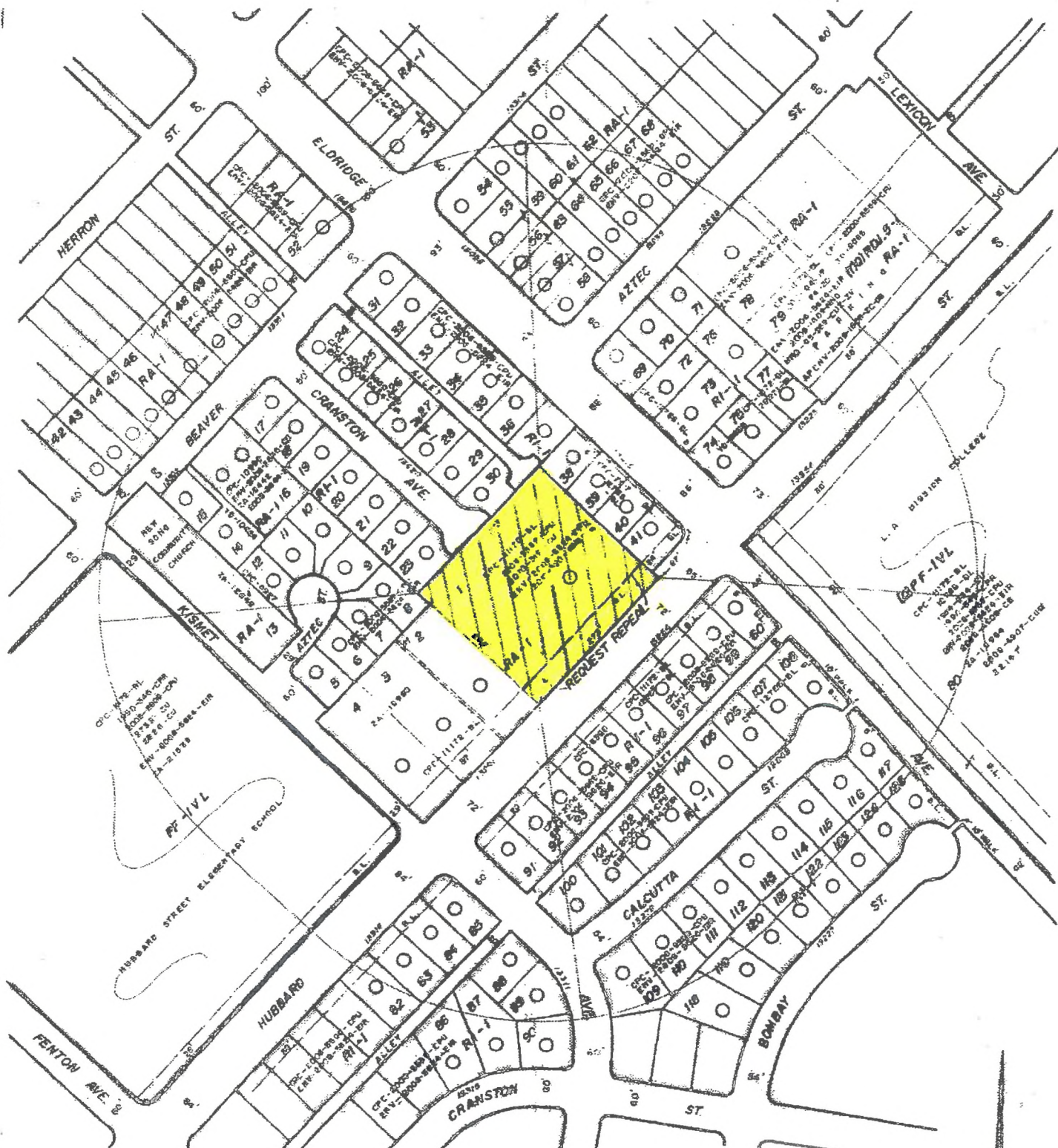


VICINITY MAP

SCALE 1"=2800'

EXHIBIT A.2

RADIUS MAP/ZONE CHANGE MAP



VESTING TENTATIVE TRACT NO. 73075
 ZONE CHANGE / ZONE VARIANCE
 BUILDING LINE REPEAL

RA-1 TO RD35H

CASE NO.
 DATE SEPT. 2, 2014
 D.M. 225 B 157
 SCALE 1"=100'
 USES FIELD

LEGAL: PT 18 (APR 10), THE MACLAY RANCHO EX-MISSIEN
 OF SAN FERNANDO MR 37-5/16
 T.B. PAGE 482 GRID C/D:3
 C.D. 7 C.T. 1061.12 P.A. 2:18 SYL

WAGNER-KERR ASSOC. INC.
 14546 HAMLIN ST. STE. 105
 VAN NUYS, CA 91411
 (818) 781-0711

182 AC.

NORTH

EXHIBIT A.3

ZIMAS PARCEL PROFILE



City of Los Angeles Department of City Planning

9/10/2014

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

13245 W HUBBARD ST

ZIP CODES

91342

RECENT ACTIVITY

CPC-2010-319-CU; ENV-2010-320

CASE NUMBERS

CPC-2010-319-CU

CPC-2006-5569-CPU

CPC-11172-BL

ORD-117919

ENV-2010-320-MND

ENV-2006-5624-EIR

Address/Legal Information

PIN Number

225B157 282

Lot/Parcel Area (Calculated)

70,664.8 (sq ft)

Thomas Brothers Grid

PAGE 482 - GRID C3

PAGE 482 - GRID D3

Assessor Parcel No. (APN)

2510012019

Tract

THE MACLAY RANCHO

Map Reference

M R 37-5/16

Block

None

Lot

PT 18

Arb (Lot Cut Reference)

10

Map Sheet

225B157

Jurisdictional Information

Community Plan Area

Sylmar

Area Planning Commission

North Valley

Neighborhood Council

Sylmar

Council District

CD 7 - Felipe Fuentes

Census Tract #

1061.12

LADBS District Office

Van Nuys

Planning and Zoning Information

Special Notes

None

Zoning

RA-1

Zoning Information (ZI)

ZI-2438 Equine Keeping in the City of Los Angeles

ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE

General Plan Land Use

Low Medium II Residential

General Plan Footnote(s)

Yes

Hillside Area (Zoning Code)

No

Baseline Hillside Ordinance

No

Baseline Mansionization Ordinance

Yes

Specific Plan Area

None

Special Land Use / Zoning

None

Design Review Board

No

Historic Preservation Review

No

Historic Preservation Overlay Zone

None

Other Historic Designations

None

Other Historic Survey Information

None

Mills Act Contract

None

POD - Pedestrian Oriented Districts

None

CDO - Community Design Overlay

None

NSO - Neighborhood Stabilization Overlay

No

Streetscape

No

Sign District

No

Adaptive Reuse Incentive Area

None

CRA - Community Redevelopment Agency

None

Central City Parking

No

Downtown Parking

No

Building Line

37

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

500 Ft School Zone

500 Ft Park Zone

Assessor Information

Assessor Parcel No. (APN)	2510012019
APN Area (Co. Public Works)*	1.617 (ac)
Use Code	0100 - Single Residence
Assessed Land Val.	\$418,049
Assessed Improvement Val.	\$421,184
Last Owner Change	02/17/12
Last Sale Amount	\$803,008
Tax Rate Area	16
Deed Ref No. (City Clerk)	5398
	1189319

Building 1

Year Built	1920
Building Class	D55B
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	1
Building Square Footage	1,873.0 (sq ft)

Building 2 No data for building 2

Building 3 No data for building 3

Building 4 No data for building 4

Building 5 No data for building 5

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Urban and Built-up Land
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	YES
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Sierra Madre Fault Zone (San Fernando)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	2.00000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	18.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	45.00000000
Maximum Magnitude	6.70000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No

Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
State Enterprise Zone Adjacency	
Targeted Neighborhood Initiative	None
Public Safety	
Police Information	
Bureau	Valley
Division / Station	Mission
Reporting District	1908
Fire Information	
Division	3
Batallion	12
District / Fire Station	91
Red Flag Restricted Parking	No

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2010-319-CU
Required Action(s):	CU-CONDITIONAL USE
Project Descriptions(s):	ESTABLISH A CHARTER PUBLIC SCHOOL 9-12 GRADES IN THE RA ZONE PURSUANT TO LAMC SEC. 12.24 U 24
Case Number:	CPC-2006-5569-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	SYLMAR COMMUNITY PLAN UPDATE
Case Number:	CPC-11172-BL
Required Action(s):	BL-BUILDING LINE
Project Descriptions(s):	Data Not Available
Case Number:	ENV-2010-320-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	ESTABLISH A CHARTER PUBLIC SCHOOL 9-12 GRADES IN THE RA ZONE PURSUANT TO LAMC SEC. 12.24 U 24
Case Number:	ENV-2006-5624-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	SYLMAR COMMUNITY PLAN UPDATE

DATA NOT AVAILABLE

ORD-117919

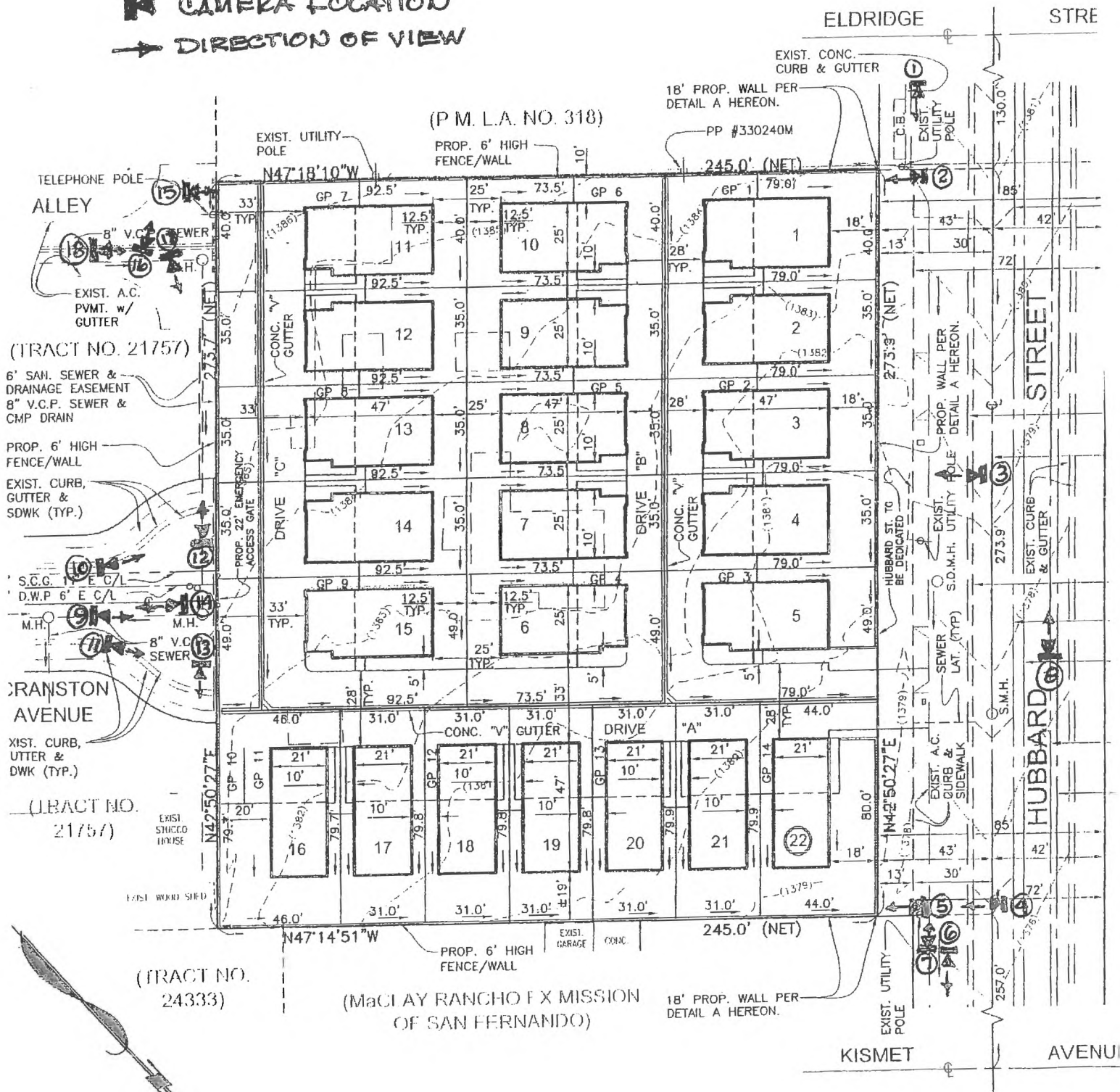
EXHIBIT A.4

SITE INDEX/PHOTOS

PHOTO KEY MAP
WAGNER-KERR ASSOC., INC

■ CAMERA LOCATION

→ DIRECTION OF VIEW



TESTATIVE TR. NO. 73075



① VIEW NW SIDE HUBBARD ST. AND
ELY PROJECT CORNER

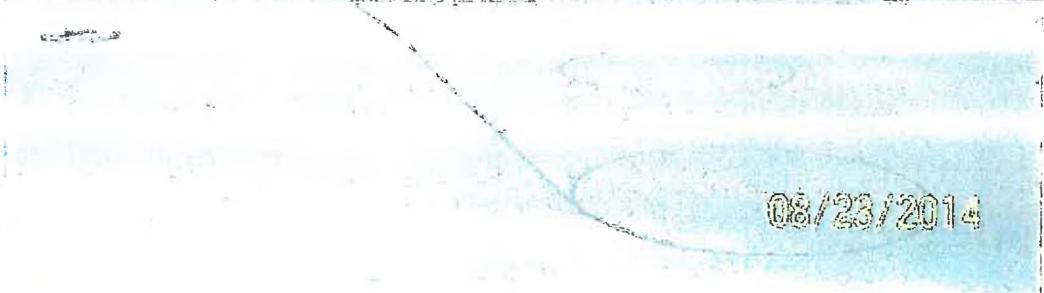


② VIEW NW'LY ALONG NE'LY PROJECT
BOUNDARY FROM HUBBARD ST.

TESTATIVE TR. NO. 730.5

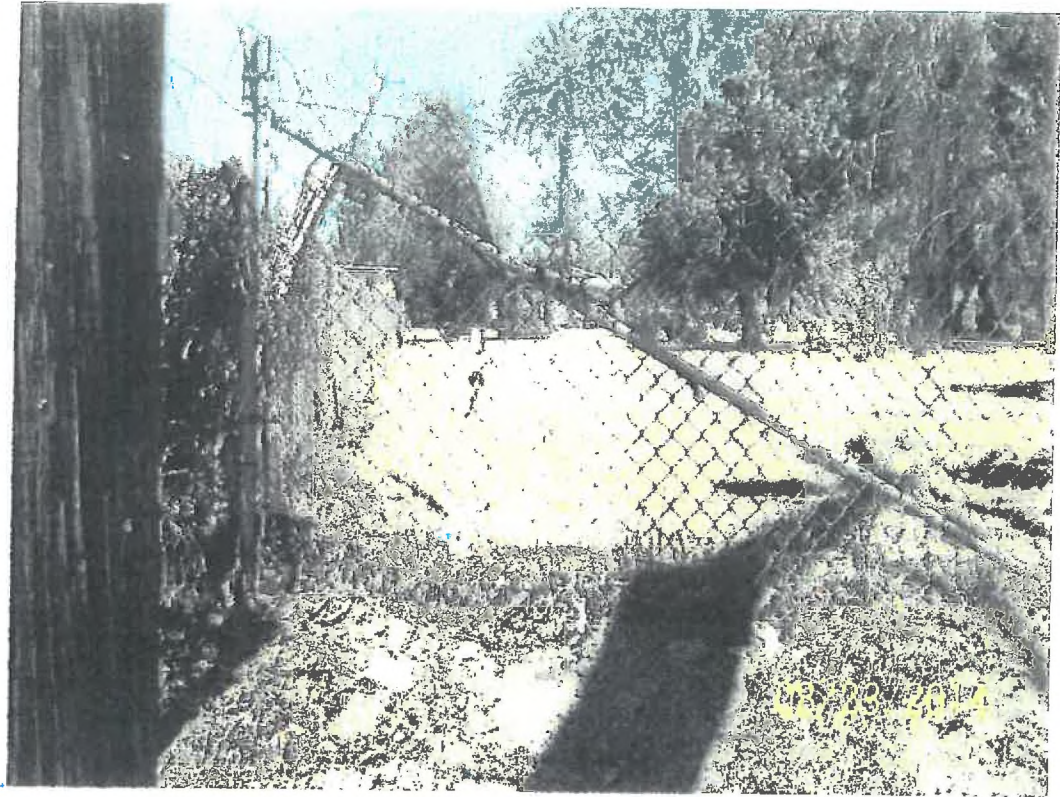


③ VIEW NW'LY ACROSS HUBBARD ST.
INTO CENTER OF PROJECT.



④ VIEW NW'LY ACROSS HUBBARD ST.
ALONG SW'LY PROJECT BOUNDARY

TENTATIVE TR. NO. 7307



⑤ VIEW NW'LY ALONG SW'LY PROJECT
BOUNDARY FROM HUBBARD ST.



⑥ VIEW FROM SW'LY PROJECT BOUNDARY, SW'LY ALONG
NW'LY SIDE HUBBARD ST. TO INTERSECTION @ KISMET AVE.

TENTATIVE TR.NO. 7307



⑦ VIEW NELY ALONG NW SIDE HUBBARD ST.
TO SLY PROJECT CORNER



⑧ VIEW NELY ALONG SE'LY SIDE HUBBARD ST.
ACROSS FROM PROJECT

TEMPORATIVE TR. NO. 730 5



08/23/2014

⑨ VIEW SE'LY INTO PROJECT FROM
CRANSTON CUL-DE-SAC TERMINUS



⑩ VIEW SE'LY ALONG NE SIDE CRANSTON AVE.
TO CUL-DE-SAC TERMINUS

TESTATIVE TR.NO. 73075



⑪ VIEW S'LY ALONG SW SIDE CRANSTON AVE.
CUL-DE-SAC TO TERMINUS



⑫ VIEW NE'LY ALONG NW'LY PROJECT BOUNDARY
FROM CRANSTON AVE. CUL-DE-SAC

TENTATIVE TR. NO. 73017



⑬ VIEW SW'LY ALONG NW'LY PROJECT BOUNDARY
FROM CRANSTON AVE CUL-DE-SAC

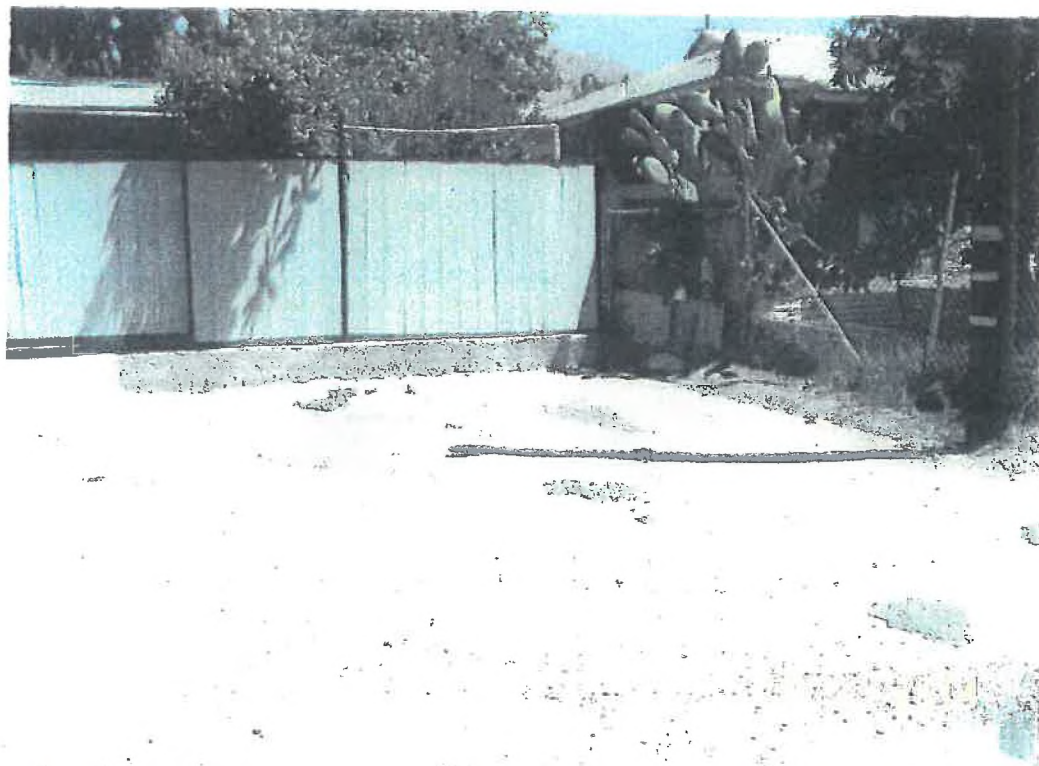


⑭ VIEW NW'LY ALONG CRANSTON AVE.
FROM CUL-DE-SAC

TENTATIVE TR. NO. 73075

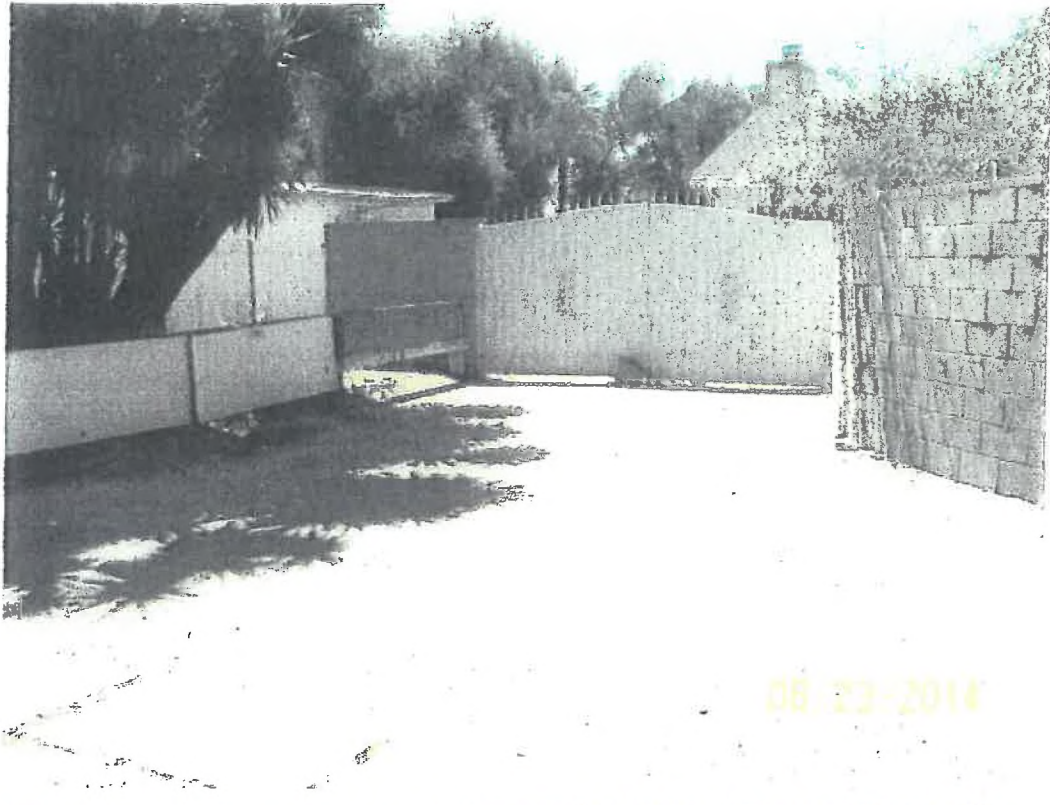


⑮ VIEW SE'LY ALONG NE'LY PROJECT BOUNDARY



⑯ VIEW OF NE ALLEY TERMINUS TURNAROUND

TENTATIVE TR. NO. 73075



⑪ VIEW OF SW ALLEY TERMINUS TURNAROUND



⑫ VIEW NW'LY ALONG ALLEY FROM TERMINUS

EXHIBIT A.5

DRAFT BUILDING LINE REMOVAL ORDINANCE

ORDINANCE NO. _____

An ordinance amending the following ordinance establishing building line: Ordinance No. 117919.

THE PEOPLE OF THE CITY OF LOS ANGELES

DO ORDAIN AS FOLLOWS:

Section 1. The following Ordinance ordering the establishment of building line pursuant to the diagram in Section 2 is amended by repealing that provision which ordered its establishment:

Ordinance No. 117919 (A total of one Building Line along the north side of Hubbard Street approximately 87 west of Eldridge Avenue to 273 feet west of Eldridge Avenue)

Section 2. The following diagram displays the building lines listed for removal in Section 1 of this Ordinance:

Section 3. The City Clerk shall certify to the passage of this ordinance and have it published 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 City Hall; one copy on the bulletin board located on the ground level at the Los Angeles Street entrance to the Los Angeles Police Department; and one copy on the bulletin board located at the Temple Street entrance to the Hall of Records in said City.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, by a majority vote of all of its members, at its meeting of _____.

EXHIBIT A.6

BUILDING LINE ORDINANCE NO. 117919

500

ORIGINAL

ORDINANCE NO. 117919

An Ordinance ordering the establishment of a building line on portions of both sides of Hubbard Street from Bradley Avenue to the City Boundary Line approximately 1100 feet Northeastly of Simshaw Avenue, in the City of Los Angeles.

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

Section 1. That pursuant to the provisions of Article 4 of Chapter 1 of the Los Angeles Municipal Code, the City Council of the City of Los Angeles hereby determines that the public peace, health, safety, comfort, convenience, interest and welfare requires and

IT IS HEREBY ORDERED that the minimum distance back from the street line for erection of buildings or structures to be designated as the building line on portions of both sides of Hubbard Street from Bradley Avenue to the City Boundary Line approximately 1100 feet Northeastly of Simshaw Avenue shall be as shown on the following diagram:

18
19
20
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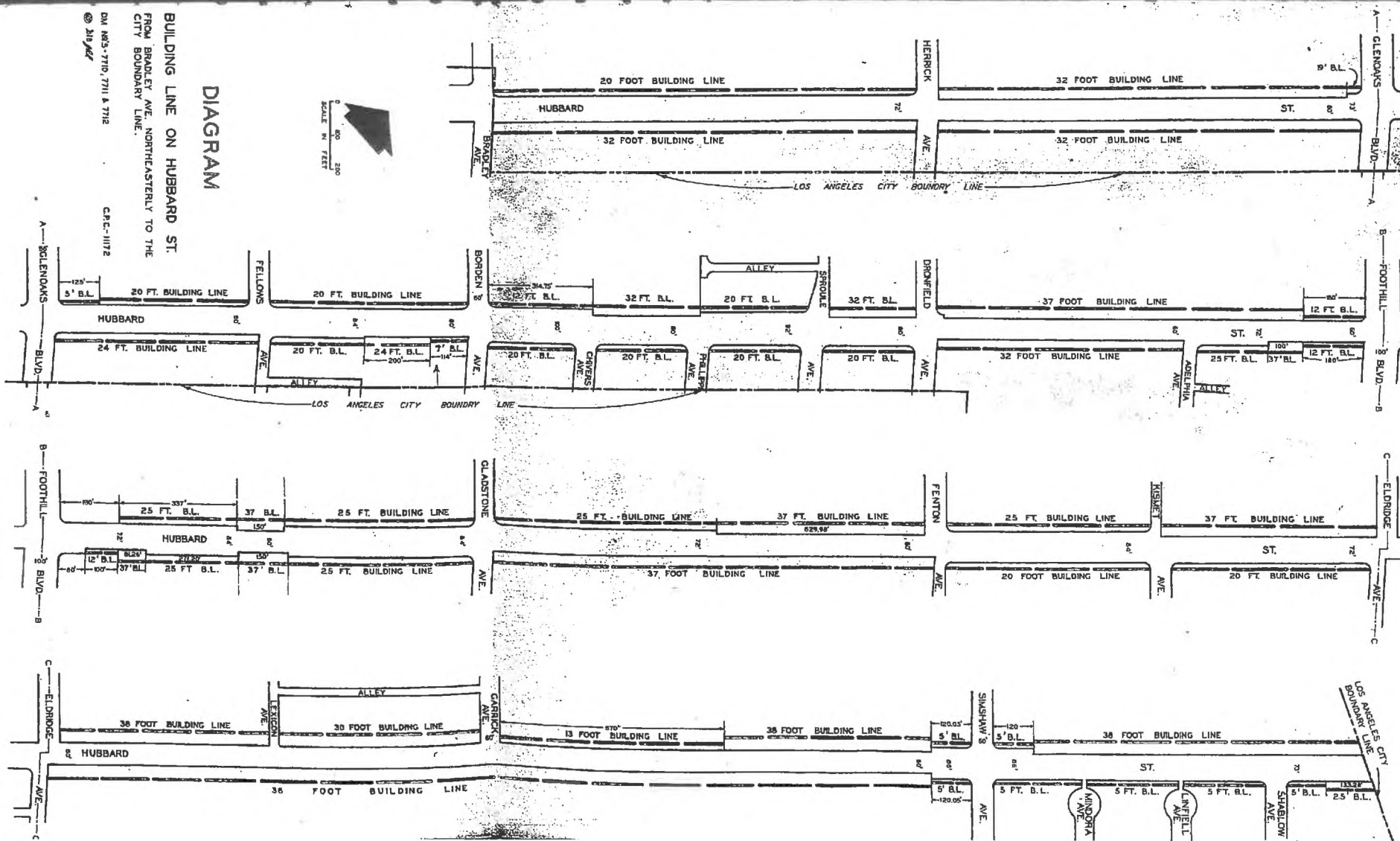
DIAGRAM

BUILDING LINE ON HUBBARD ST.
FROM BRADLEY AVE. NORTHEASTERLY TO THE
CITY BOUNDARY LINE.

DM 883-7710, 7711 & 7712
© 210 647

C.P.C.-11172

SCALE IN FEET
0 50 100 200



Sec. 2 The City Clerk shall certify to the passage of this ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of JANUARY 3-1961

WALTER C. PETERSON, City Clerk,

By A. Rinati
Deputy.

Approved JAN 12 1961

Approved as to Form and Legality
NOV 18 1960
ROGER ARNEBERGH, City Attorney,
Roger Arnebergh
Deputy

File No. 99154
City Clerk Form 23-228-7-60 (R)

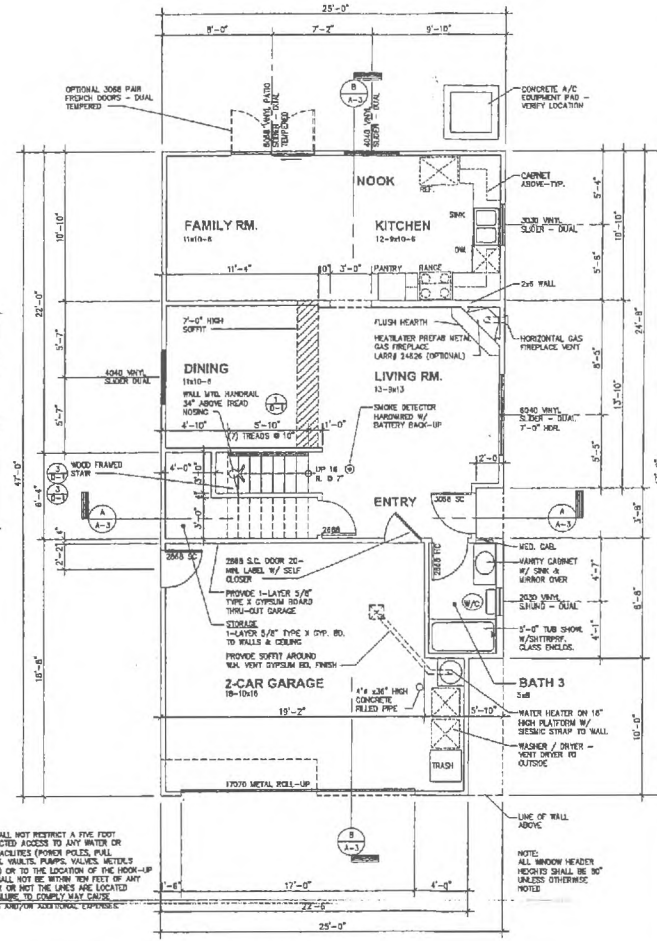
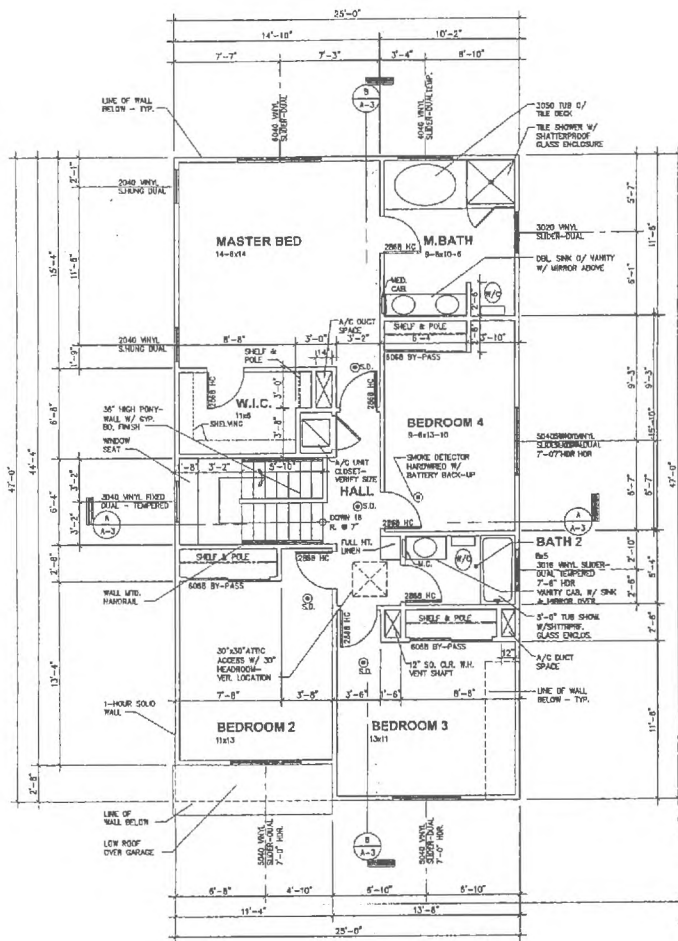
[Signature]
Mayor.

1-18
11



EXHIBIT B

PROPOSED PROJECT PLANS (DATED 9/30/2014)



UNIT AREA TABULATION

TWO-STORY TYPE IN CONSTRUCTION	
DRILLING GROUP 1 DIVISION 3 OCCUPANCY	
WITH TWO-CAR GARAGE TYPE IN CONSTRUCTION	
GROUP 1 DIVISION 1 OCCUPANCY	
FIRST FLOOR	1,745 SQ.FT.
SECOND FLOOR	1,050 SQ.FT.
TOTAL	2,795 SQ.FT.
GARAGE	335 SQ.FT.

NOT FOR CONSTRUCTION

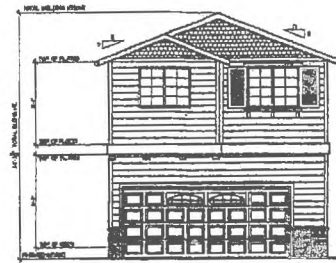
REVISED	
P.C. 7/27/05	
REV. 12/14/05	

ARCHITECT: AIA
 HELLMAN & ASSOCIATES
 4119 Alameda Court
 Woodland Hills, California 91364
 818.992.1153

13245 HUBBARD ST.
 LOS ANGELES, CA 91342
 FIRST & SECOND FLOOR PLAN

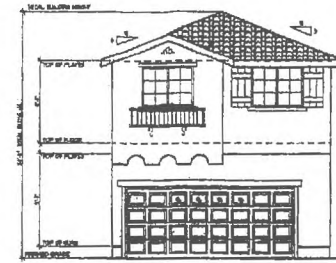
O.T.	
H.P.C.	
5/9/05	
AS SHOWN	
05504	
A-2	

RICHMOND
 AMERICAN HOMES



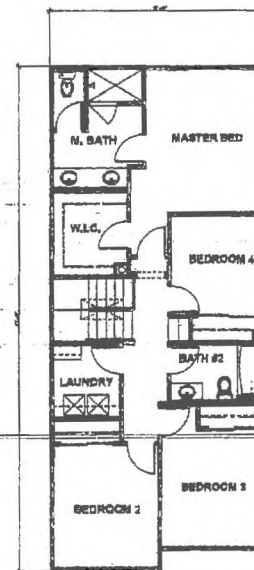
FRONT ELEVATION - A

SCALE 1/4" = 1'-0"

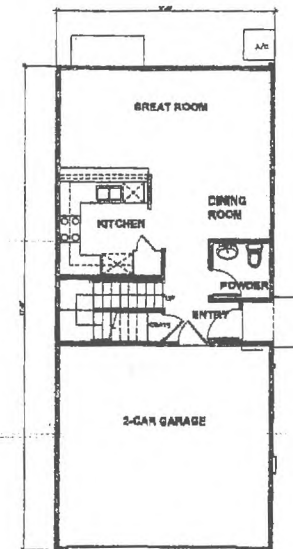


FRONT ELEVATION - B

SCALE 1/4" = 1'-0"



SECOND STORY FLOOR PLAN



FIRST STORY FLOOR PLAN



ARCHITECT
KEN STOCKTON
ARCHITECT, INC.
1000 N. 10TH AVE., SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
FAX: 303.733.1112

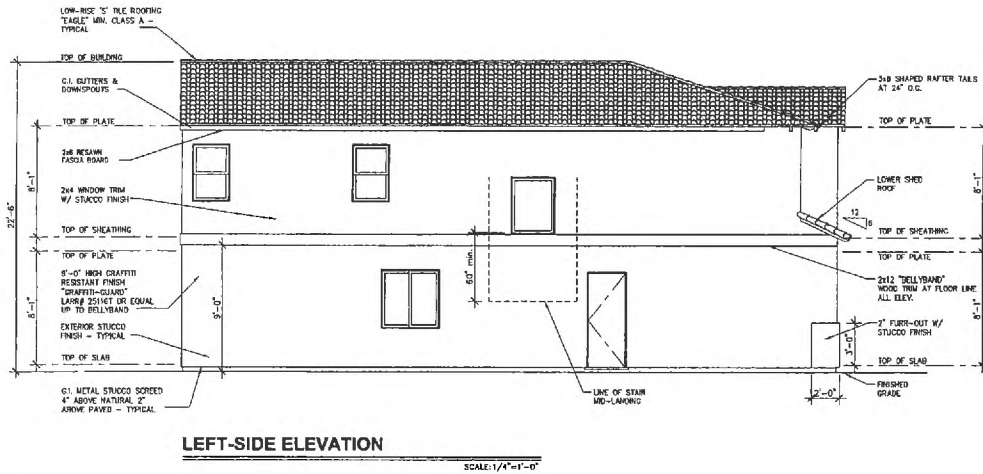
PROJECT NAME

ARCHITECTURAL FIRM

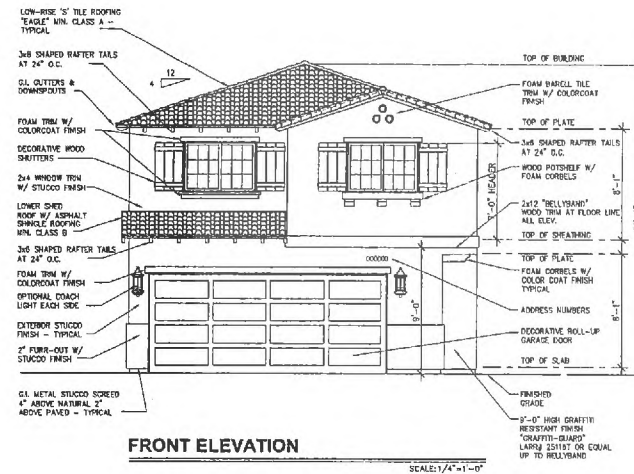
DATE
DRAWN
CHECKED
APPROVED
SCALE

SHEET NO.

A2.0



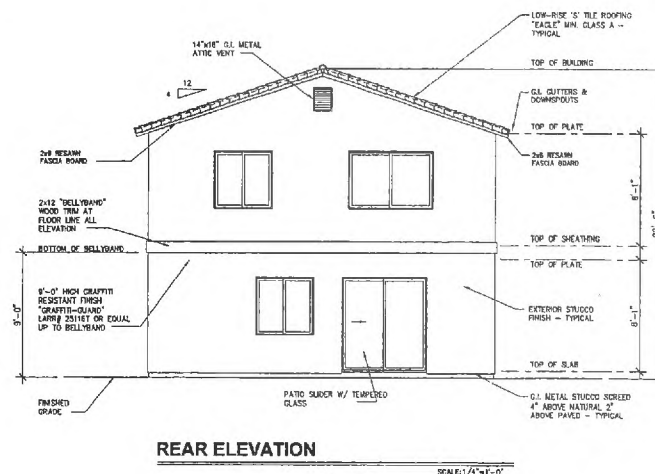
LEFT-SIDE ELEVATION



FRONT ELEVATION



RIGHT-SIDE ELEVATION



REAR ELEVATION

NOT FOR CONSTRUCTION

DATE	12/27/05
REV.	12/14/05

ARCHITECTS, AIA
HELLMAN & ASSOCIATES
13245 HUBBARD ST.
LOS ANGELES, CA 91342
4849 Alhambra Court
Woodland Hills, California 91364
(818) 992-1152
ARCHITECTURE • ENGINEERING • PLANNING • INTERIORS

13245 HUBBARD ST.
LOS ANGELES, CA 91342
EXTERIOR ELEVATIONS

DATE	12/27/05
REV.	12/14/05

RICHMOND
AMERICAN HOMES

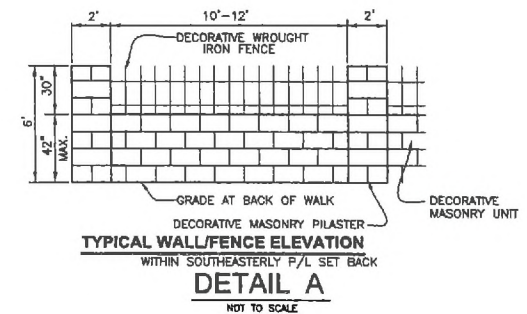
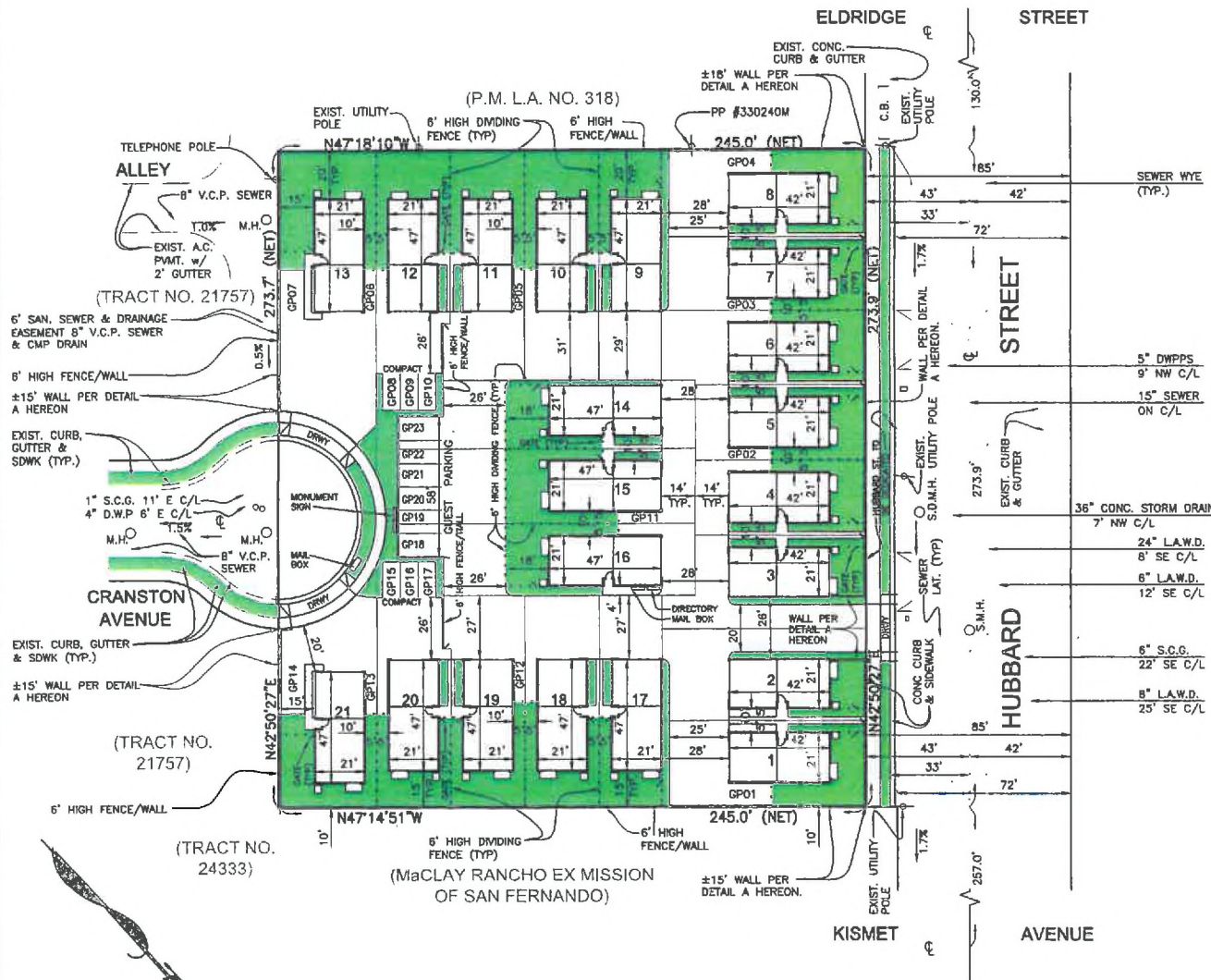
A-4

EXHIBIT C

REVISED SITE PLAN (DATED 12/15/2014)

(Submitted at the Public Hearing)

SITE PLAN EXHIBIT TENTATIVE TRACT NO. 73075



VESTING TENTATIVE TRACT NO. 73075 IN THE CITY OF LOS ANGELES

FILED FOR SMALL LOT SUBDIVISION PURPOSES PER ORD NO. 176354
FILED IN CONJUNCTION WITH ZONE CHANGE FROM RA-1 TO
RD-1.5; VARIANCE FOR OVER HEIGHT WALL IN FRONT YARD
SETBACK ALONG HUBBARD ST. AND 37' BUILDING LINE
REMOVAL (ORD 117919) INCIDENTAL TO SUBDIVISION.

LEGAL DESCRIPTION:

THE SOUTHEASTLY 75.00 FEET OF THE
NORTHWESTLY 37.50 FEET OF BLOCK 1A OF
MACLAY RANCHO, CITY OF LOS ANGELES, COUNTY
OF LOS ANGELES, STATE OF CALIFORNIA, AS PER
MAP RECORDED IN BOOK 57, PAGE 5 OF
MISCELLANEOUS RECORDS.

NOTES:

- SMALL LOT SINGLE FAMILY SUBDIVISION IN THE
(PROPOSED) PD-1.5 ZONE, PURSUANT TO
ORDINANCE NO. 176354.
- AREA CALCULATIONS:
GROSS (TO CENTERLINE STREET) =
78,859 SQ. FT. (1.81 AC.)
NET (TRACT BOUNDARY) =
70,645 SQ. FT. (1.62 AC.)
- PROPOSED DEVELOPMENT:
21 SINGLE FAMILY HOMES PFR SMALL LOT ORD.
- PROPOSED PARKING:
GUEST PARKING = TOTAL = 23
GARAGE PARKING = (2 PER UNIT), TOTAL = 42
TOTAL PROPOSED PARKING = 65
- ALL EXISTING STRUCTURES TO BE REMOVED
- TREES
NO PROTECTED TREES ON SITE
TOTAL TREES ON SITE OVER 8" DIA. - 58
TREES TO BE REMOVED - 58
TREES TO BE PROVIDED - (24" BOX TREE)
- PUBLIC SEWERS AVAILABLE IN HUBBARD STREET,
CRANSTON AVENUE AND ALLEY NORTHEAST OF
CRANSTON AVENUE
- LAND IS FLAT (±0.2%), DRAINAGE VIA SURFACE
FLOW AND DRAIN LINES TO LID FACILITIES AND
HUBBARD STREET
- FLOOD ZONE - C
(FEMA PANEL 080127-00007) DEC 02, 1980
- THERE ARE NO KNOWN POTENTIALLY DANGEROUS
AREAS WITHIN THIS PROPOSED DEVELOPMENT.
- HILLSIDE GRADING - NO
- AQUIFEROUS FAULT ZONE - NO
- LIQUEFACTION - NO

COUNCIL DISTRICT #7

COMMUNITY PLAN: SYLMAR
AREA PLANNING COMMISSION: NORTH VALLEY
NEIGHBORHOOD COUNCIL: SYLMAR

ZONING INFORMATION:

EXISTING: RA-1
PROPOSED: RD-1.5
COMMUNITY PLAN-LOW MEDIUM D RESIDENTIAL

SITE ADDRESS:

13245 HUBBARD STREET
LOS ANGELES, CA 91342

THOMAS GUIDO 482-0-61

ASSESSOR PARCEL NUMBERS:

2510-012-019

OWNER:

CHRISTINE VALENZUELA, A WARRIED
WOMAN AS HER SOLE AND SEPARATE
PROPERTY

320 NORTH LAKE AVE. #320
PASADENA, CA 91101-5679

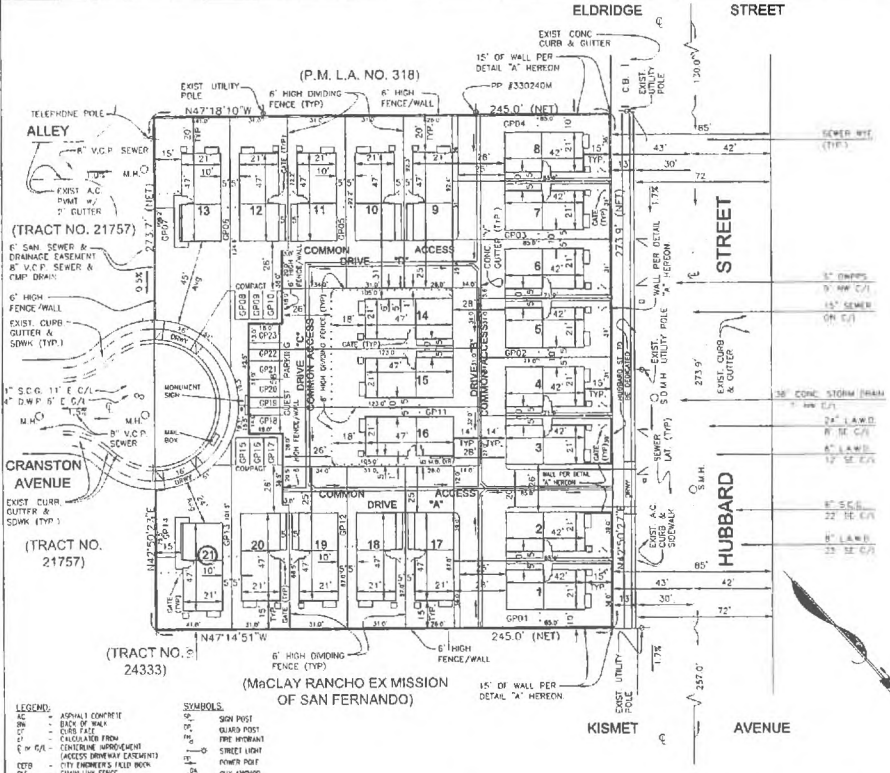
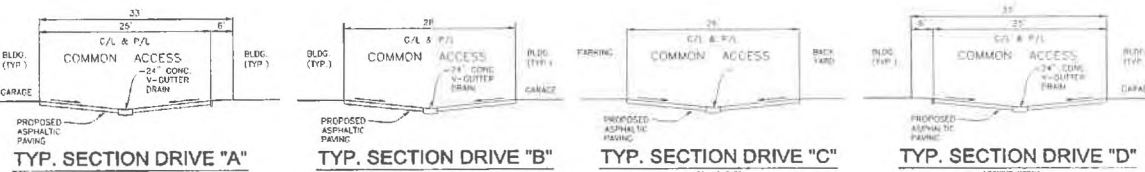
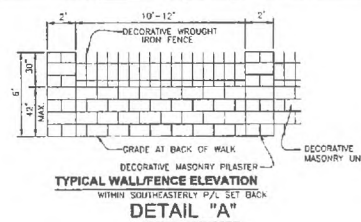
SUBDIVIDER:

SPIEGEL DEVELOPMENT, INC.
22801 VENTURA BLVD. SUITE 111
WOODLAND HILLS, CA 91364

Mrs. JIM BREWER
(818)995-3000 ext. 14

SETBACK MATRIX						
LOT	LOT SIZE (SQ. FT.)	FRONT/ SOUTHEAST	REAR/ NORTHWEST	NORTH SIDE	SOUTH SIDE	BLDG. FOOTPRINT
1	3,064	15'	20'	5'	10'	21'x42'
2	3,308	15'	20'	13'	5'	21'x42'
3	2,932	15'	14'	5'	13'	21'x42'
4	2,201	15'	14'	5'	5'	21'x42'
5	3,201	15'	14'	5'	5'	21'x42'
6	2,556	15'	20'	5'	5'	21'x42'
7	2,835	15'	20'	5'	5'	21'x42'
8	3,089	15'	20'	10'	5'	21'x42'
LOT	LOT SIZE (SQ. FT.)	REAR/ NORTH	FRONT/ SOUTH	EAST SIDE	WEST SIDE	BLDG. FOOTPRINT
9	2,401	20'	25'	0'	5'	21'x42'
10	2,860	20'	25'	5'	5'	21'x42'
11	2,918	20'	25'	5'	5'	21'x42'
12	3,664	20'	43' Min.	5'	5'	21'x42'
13	4,241	20'	45' Avg.	5'	15'	21'x42'
LOT	LOT SIZE (SQ. FT.)	FRONT/ SOUTHEAST	REAR/ NORTHWEST	NORTH SIDE	SOUTH SIDE	BLDG. FOOTPRINT
14	3,376	14'	44' Min.	0'	5'	21'x42'
15	3,834	14'	82'	5'	5'	21'x42'
16	3,587	14'	44' Min.	5'	0'	21'x42'
LOT	LOT SIZE (SQ. FT.)	FRONT/ NORTH	REAR/ SOUTH	EAST SIDE	WEST SIDE	BLDG. FOOTPRINT
17	2,282	25'	15'	0'	5'	21'x42'
18	2,697	25'	15'	5'	5'	21'x42'
19	2,759	25'	15'	5'	5'	21'x42'
20	3,232	43' Min.	15'	5'	5'	21'x42'
21	3,381	24' Avg.	10'	5'	15'	21'x42'

TYPICAL BUILDING HEIGHT (ALL UNITS) = 24'-3"



- LEGEND:**
- AC - ADJACENT COMPOSITE
 - BL - BULKY OF BLOCK
 - CL - CALCULATED FROM
 - CE - CENTERLINE IMPROVEMENT
 - CEB - CITY ENGINEER'S FIELD WORK
 - CH - CHAIN LINK FENCE
 - CHC - CHAIN LINK FENCE
 - CHD - CHAIN LINK FENCE
 - CHP - CHAIN LINK FENCE
 - CHS - CHAIN LINK FENCE
 - CHT - CHAIN LINK FENCE
 - CHU - CHAIN LINK FENCE
 - CHV - CHAIN LINK FENCE
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EXHIBIT D

ENVIRONMENTAL CLEARANCE

DOCUMENT FILED City Clerk's Office NG-14 - 428-PL	No.	Certified by ②	Date: 11-26-14
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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

LEAD CITY AGENCY City of Los Angeles	COUNCIL DISTRICT 7	
PROJECT TITLE ENV-2014-3375-MND	CASE NO. APCNV-2014-3374-ZC-BL-F, VTT-73075-SL	
PROJECT LOCATION 13245 W. HUBBARD STREET		
PROJECT DESCRIPTION <p>The project includes entitlement for a Zone Change from RA-1 to RD1.5-1, a Fence Height Variance, a Building Line Removal, and a Vesting Tentative Tract Map to allow for the development of 22 single-family dwellings on 22 separate lots on a 70,645 square-foot site. Each residence will be two-stories in height, with a maximum building height of 25 feet. The project will cause the demolition of a single-family dwelling approximately 60 years old. The project will result in the removal of 44 trees; none are protected. The project will also include grading of approximately 1,200 cubic yards. The project when completed will include 44 parking spaces in 22 garages and 14 guest parking spaces. The project includes the demolition of an existing 1,900 square-foot single-family home and accessory structures built circa 1920.</p> <p>The project's total lot coverage will be 36% buildings/structures, 26% paving and driveway, and 38% landscaping. Additionally, the project is proposed to be completely gated/walled. The site is comprised of an internal private street system connecting all dwellings with each other and linked to a primary entrance along Hubbard Street. All internal private streets will be designed to Fire Department specifications.</p>		
NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY Spiegel Development Inc. Attention: Jim Brewer 22801 Ventura Boulevard #111 Woodland Hills, CA 91364		
FINDING: 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 <p align="center">(CONTINUED ON PAGE 2)</p>		
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.		
NAME OF PERSON PREPARING THIS FORM Tom Glick	TITLE City Planner	TELEPHONE NUMBER (818) 374-5062
ADDRESS 200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012	SIGNATURE (Official) D. O'Donnell for Bob Duengs	DATE DECEMBER 26, 2014

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I-10. Aesthetics (Landscape Plan)

- Environmental impacts to the character and aesthetics of the neighborhood may result from project implementation. However, the potential impacts will be mitigated to a less than significant level 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 and an automatic irrigation plan, prepared by a Landscape Practitioner (Sec. 12.40-D) and to the satisfaction of the decision maker.

I-20. Aesthetics (Landscape Buffer)

- Environmental impacts to adjacent residential properties may result due to the proposed use on the site. However, the potential impact will be mitigated to a less than significant level by the following measures:
- A minimum five-foot wide landscape buffer shall be planted adjacent to the residential use.

I-120. 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 less than significant level by the following measure:
- Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.

I-130. Aesthetics (Glare)

- Environmental impacts to adjacent residential properties may result from glare from the proposed project. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.

III-10. Air Pollution (Demolition, Grading, and Construction Activities)

- 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 construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- All clearing, 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.
- All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- Trucks having no current hauling activity shall not idle but be turned off.

IV-50. Tree Report

- Prior to the issuance of a grading or building permit, the applicant shall prepare and submit a Tree Report, prepared by a Tree Expert as defined in Section 17.02, indicating the location, size, type, and condition of all existing trees on the site. Such report shall also contain a recommendation of measures to ensure the protection, relocation, or replacement of affected trees during grading and construction activities.

IV-60. Tree Preservation (Grading Activities)

- "Orange fencing" or other similarly highly visible barrier shall be installed outside of the drip line of locally protected and significant (trunk diameter of 8 inches or greater) non-protected trees, or as may be recommended by the Tree Expert. The barrier shall be maintained throughout the grading phase, and shall not be removed until the completion and cessation of all grading activities.

IV-70. 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 less than significant level by the following measures:
- Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.

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- All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.
- Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division the Department of Public Works, Bureau of Street Services.

IV-80. Tree Removal (Locally Protected Species)

- Environmental impacts may result due to the loss of protected trees on the site. However, these potential impacts will be mitigated to less than significant level by the following measures:
- All protected tree removals require approval from the Board of Public Works.
- A Tree Report shall be submitted to the Urban Forestry Division of the Bureau of Street Services, Department of Public Works, for review and approval (213-847-3077), prior to implementation of the Report's recommended measures.
- A minimum of two trees (a minimum of 48-inch box in size if available) shall be planted for each protected tree that is removed. The canopy of the replacement trees, at the time they are planted, shall be in proportion to the canopies of the protected tree(s) removed and shall be to the satisfaction of the Urban Forestry Division.
- The location of trees planted for the purposes of replacing a removed protected tree shall be clearly indicated on the required landscape plan, which shall also indicate the replacement tree species and further contain the phrase "Replacement Tree" in its description.
- Bonding (Tree Survival):
- a. The applicant shall post a cash bond or other assurances acceptable to the Bureau of Engineering in consultation with the Urban Forestry Division and the decision maker guaranteeing the survival of trees required to be maintained, replaced or relocated in such a fashion as to assure the existence of continuously living trees for a minimum of three years from the date that the bond is posted or from the date such trees are replaced or relocated, whichever is longer. Any change of ownership shall require that the new owner post a new oak tree bond to the satisfaction of the Bureau of Engineering. Subsequently, the original owner's oak tree bond may be exonerated.
- b. The City Engineer shall use the provisions of Section 17.08 as its procedural guide in satisfaction of said bond requirements and processing. Prior to exoneration of the bond, the owner of the property shall provide evidence satisfactory to the City Engineer and Urban Forestry Division that the oak trees were properly replaced, the date of the replacement and the survival of the replacement trees for a period of three years.

V-20. Cultural Resources (Archaeological)

- Environmental impacts may result from project implementation due to discovery of unrecorded archaeological resources. However, the potential impacts will be mitigated to a less than significant level by the following measures:
- If any archaeological materials are encountered during the course of project development, all further development activity shall halt and:
- The services of an archaeologist shall then be secured by contacting the South Central Coastal Information Center (657-278-5395) located at California State University Fullerton, or a member of the Society of Professional Archaeologist (SOPA) or a SOPA-qualified archaeologist, who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
- The archaeologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
- The applicant shall comply with the recommendations of the evaluating archaeologist, as contained in the survey, study or report.
- Project development activities may resume once copies of the archaeological survey, study or report are submitted to: SCCIC Department of Anthropology, McCarthy Hall 477, CSU Fullerton, 800 North State College Boulevard, Fullerton, CA 92834.
- Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, archaeological reports have been submitted, or a statement indicating that no material was discovered.
- A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

V-30. Cultural Resources (Paleontological)

- Environmental impacts may result from project implementation due to discovery of unrecorded paleontological resources. However, the potential impacts will be mitigated to a less than significant level by the following measures:

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- If any paleontological materials are encountered during the course of project development, all further development activities shall halt and:
- a. The services of a paleontologist shall then be secured by contacting the Center for Public Paleontology - USC, UCLA, California State University Los Angeles, California State University Long Beach, or the Los Angeles County Natural History Museum - who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
- b. The paleontologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
- c. The applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study or report.
- d. Project development activities may resume once copies of the paleontological survey, study or report are submitted to the Los Angeles County Natural History Museum.
- Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, paleontological reports have been submitted, or a statement indicating that no material was discovered.
- A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

V-40. Cultural Resources (Human Remains)

- Environmental impacts may result from project implementation due to discovery of unrecorded human remains.
- In the event that human remains are discovered during excavation activities, the following procedure shall be observed:
- a. Stop immediately and contact the County Coroner: 1104 N. Mission Road, Los Angeles, CA 90033. 323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or 323-343-0714 (After Hours, Saturday, Sunday, and Holidays)
- b. The coroner has two working days to examine human remains after being notified by the responsible person. If the remains are Native American, the Coroner has 24 hours to notify the Native American Heritage Commission.
- c. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendent of the deceased Native American.
- d. The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods.
- e. If the descendent does not make recommendations within 48 hours the owner shall reinter the remains in an area of the property secure from further disturbance, or;
- f. If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission.
- *Discuss and confer* means the meaningful and timely discussion careful consideration of the views of each party.

VI-10. Seismic

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

VI-20. Erosion/Grading/Short-Term Construction Impacts

- Short-term erosion impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a less than significant level by the following measures:
- The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.
- 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:
- a. 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.

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- b. Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.
- VI-50. Geotechnical Report**
- - Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.
 - The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.
- VIII-10. Explosion/Release (Existing Toxic/Hazardous Construction Materials)**
- Due to the age of the building(s) being demolished, toxic and/or hazardous construction materials may be located in the structure(s). Exposure to such materials during demolition or construction activities could be hazardous to the health of the demolition workers, as well as area residents, employees, and future occupants. However, these impacts can be mitigated to a less than significant level by the following measure:
 - (Asbestos) Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs 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 applicable State and Federal rules and regulations.
 - (Lead Paint) Prior to issuance of any permit for the 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-60. Creation of a Health Hazard**
- Environmental impacts to human health may result from project implementation due to a release of chemical or microbiological materials into the community. However, these impacts will be mitigated to a less than significant level by the following measure:
 - Prior to the issuance of a use of land or building permit, or issuance of a change of occupancy, the applicant shall obtain approval from the Fire Department and the Department of Public Works, for the transport, creation, use, containment, treatment, and disposal of the hazardous material(s).
 - Approved plans for the transport, creation, use, containment, treatment, and disposal of the hazardous material(s) shall be submitted to the decision-maker for retention in the case file.
- VIII-70. Emergency Evacuation Plan**
- Environmental impacts may result from project implementation due to possible interference with an emergency response plan. However, these potential impacts will be mitigated to a less than significant level by the following measure:
 - Prior to the issuance of a building permit, the applicant shall develop an emergency response plan in consultation with the Fire Department. The emergency response plan shall include but not be limited to the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals, and fire departments.
- IX-110. Alteration of a Watercourse**
- All projects involving state or federal jurisdictional waters must comply with the applicable sections of the federal Clean Water Act (CWA) and California's Porter Cologne Water Quality Control Act (Porter Cologne).
 - Prior to the issuance of any grading, use of land, or building permit which may affect an existing watercourse, the applicant shall consult with the following agencies and obtain all necessary permits and/or authorizations, to the satisfaction of the Department of Building and Safety. Compliance shall be determined through written communication from each jurisdictional agency, a copy of which shall be submitted to the Environmental Review case file for reference:
- X-10. 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:

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- The applicant shall comply with mitigation measures required by this mitigated negative declaration (MND).
- X-40. Land Use**
 - The proposed project would permit a land use which is not compatible with that of the surrounding projects. However, the potential impacts would be mitigated to a less than significant level by the following measure:
 - The applicant shall comply with mitigation measures required by this MND.
- X-60. Land Use/Planning**
 - The project will result in land use and/or planning impact(s). However, the impact(s) can be reduced to a less than significant level through compliance with the following measure(s):
 - 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 13, to the satisfaction of the Department of Building and Safety.
- XII-10. Increased Noise Levels (Landscape Buffer)**
 - Environmental impacts to the adjacent residential properties may result due to the project. However, the potential impact will be mitigated to a less than significant level 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 for review and approval by the decision maker.
- XII-20. Increased Noise Levels (Demolition, Grading, and Construction Activities)**
 - 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.
 - Demolition and construction 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.
- XII-30. Increased Noise Levels (Parking Wall)**
 - Environmental impacts to the adjacent residential properties may result due to noise from parking on the site. However, this potential impact will be mitigated to a less than significant level by the following measure:
 - A 6-foot-high solid decorative masonry wall adjacent to residential use and/or zones shall be constructed if no such wall exists.
- XII-170. Severe Noise Levels (Residential Fronting on Major or Secondary Highway, or adjacent to a Freeway)**
 - Environmental impacts to future occupants may result from this project's implementation due to mobile noise. However, these impacts will be mitigated to a less than significant level by the following measures:
 - All exterior windows having a line of sight of a Major or Secondary Highway shall be constructed with double-pane glass and use exterior wall construction which provides a Sound Transmission Coefficient (STC) value of 50, as determined in accordance with ASTM E90 and ASTM E413, or any amendment thereto.
 - The applicant, as an alternative, 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.
- XIII-40. Population and Housing**
 - The project will result in impacts to population and/or housing. However, the impact can be reduced to a less than significant level through compliance with the following measure(s):
 - The project should develop consistent the recommendation of City Planning Commission for Subarea 572 which allows R1-1 densities.
- XIV-10. 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 less than significant level by the following measure:

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- 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.
- XIV-20. Public Services (Police – Demolition/Construction Sites)**
- Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.
- XIV-30. Public Services (Police)**
- 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 less than significant level 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. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.
- XIV-40. Public Services (Construction Activity Near 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 less than significant level by the following measures:
 - The developer and contractors shall maintain ongoing contact with administrator of Hubbard Elementary 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.
 - 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.
- XIV-50. Public Services (Schools affected by Haul Route)**
- LADBS shall assign specific haul route hours of operation based upon Hubbard Elementary School School(s) hours of operation.
 - 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.
- XIV-60. 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 less than significant level 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.
- XV-10. Recreation (Increased 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 to a less than significant level by the following measure:
 - (Subdivision) Pursuant to Section 17.12-A or 17.58 of the Los Angeles Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of dwelling units.
- XV-20. Recreation (Increase Demand For Parks Or Recreational Facilities – Zone Change)**

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- Environmental impacts may result from project implementation due to insufficient parks and/or recreational facilities. However, the potential impact will be mitigated to a less than significant level by the following measure:
- Pursuant to Section 12.33 of the Los Angeles Municipal Code, the applicant shall pay the applicable fees for the construction of dwelling units.

XVI-30. Transportation (Haul Route)

- The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- **(Non-Hillside):** Projects involving the import/export of 20,000 cubic yards or more of dirt shall obtain haul route approval by the Department of Building and Safety.
- All haul route hours shall be limited to off-peak hours as determined by Board of Building and Safety Commissioners.
- The Department of Transportation shall recommend to the Building and Safety Commission Office the appropriate size of trucks allowed for hauling, best route of travel, the appropriate number of flag people.
- The Department of Building and Safety shall stagger haul trucks based upon a specific area's capacity, as determined by the Department of Transportation, and the amount of soil proposed to be hauled to minimize cumulative traffic and congestion impacts.
- The applicant shall be limited to no more than two trucks at any given time within the site's staging area.

XVI-40. Safety Hazards

- Environmental impacts may result from project implementation due to hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses. However, the potential impacts can be mitigated to a less than significant level by the following measure:
- The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- The applicant shall submit a parking and driveway plan that incorporates design features that reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval.

XVII-10. Utilities (Local Water Supplies - Landscaping)

- 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 less than significant level by the following measures:
- The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g. use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).
- In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:
- Weather-based irrigation controller with rain shutoff
- Matched precipitation (flow) rates for sprinkler heads
- Drip/microspray/subsurface irrigation where appropriate
- Minimum irrigation system distribution uniformity of 75 percent
- Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials
- Use of landscape contouring to minimize precipitation runoff

XVII-20. Utilities (Local Water Supplies - All New Construction)

- 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 less than significant level by the following measures:
- If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.
- Install 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.
- Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.

XVII-40. Utilities (Local Water Supplies - New Residential)

- 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 less than significant level by the following measures:

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- Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.
- 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.
- 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.

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)

LEAD CITY AGENCY: City of Los Angeles	COUNCIL DISTRICT: 7	DATE: 11/20/2014
RESPONSIBLE AGENCIES: Department of City Planning Plan Implementation Division - Valley District Office		
ENVIRONMENTAL CASE: ENV-2014-3375-MND	RELATED CASES: APCNV-2014-3374-ZC-BL-F, VTT-73075-SL	
PREVIOUS ACTIONS CASE NO.: CPC-2010-319-CU	<input checked="" type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions	
PROJECT DESCRIPTION: ZONE CHANGE FROM RA-1 TO RD1.5-1, 37-FOOT BL REMOVAL, VARIANCE FOR FENCE HEIGHT, RELATED VTT 73075 SL 22 LOTS		
ENV PROJECT DESCRIPTION: <p>The project includes entitlement for a Zone Change from RA-1 to RD1.5-1, a Fence Height Variance, a Building Line Removal, and a Vesting Tentative Tract Map to allow for the development of 22 single-family dwellings on 22 separate lots on a 70,645 square-foot site. Each residence will be two-stories in height, with a maximum building height of 25 feet. The project will cause the demolition of a single-family dwelling approximately 60 years old. The project will result in the removal of 44 trees; none are protected. The project will also include grading of approximately 1,200 cubic yards. The project when completed will include 44 parking spaces in 22 garages and 14 guest parking spaces. The project includes the demolition of an existing 1,900 square-foot single-family home and accessory structures built circa 1920.</p> <p>The project's total lot coverage will be 36% buildings/structures, 26% paving and driveway, and 38% landscaping. Additionally, the project is proposed to be completely gated/walled. The site is comprised of an internal private street system connecting all dwellings with each other and linked to a primary entrance along Hubbard Street. All internal private streets will be designed to Fire Department specifications.</p>		
ENVIRONMENTAL SETTINGS: <p>The proposed project is located in the City of Los Angeles specifically in the Sylmar Community Plan area, specifically at Hubbard Street just southwest of Eldridge Avenue. The site is currently zoned RA-1 and with a General Plan land use designation of Low Medium II Density Residential. However, under the Community Plan update that was approved by City Planning Commission in April 2013, the proposed zoning/land use for the site (Subarea 572) is R1-1 and Low II Density Residential. The property (13245 Hubbard St.) is in Subarea 572 in the Proposed Plan. (Note: The Sylmar Community Plan change in this subarea to the LU designation from Low/Low Medium II to Low II and changes the zoning from RA-1/R1-1 to R1-1 with the intent to change the land use to match the existing zone and lot size, and to change the zone to match surrounding development.)</p> <p>It is occupied by one single-family dwelling and accessory building constructed circa 1955. The topography of the site is flat. The total site is approximately 1.81 net acres and 1.62 gross acres. The site is rectangular-shaped with about 273 feet of frontage on Hubbard Street with a maximum depth of about 245 feet. Drainage from the site flows to Hubbard Street. Public sewers are available on Hubbard Street as well.</p> <p>The site is in County's Flood Zone C and there are no known potentially dangerous areas within the development including earthquake faults, liquefaction areas, and expansive soils.</p> <p>The site includes 44 mature trees of various trunk sizes and tree types. The applicant proposed to remove all 44 of the trees. The applicant has prepared a Native Tree Report as part of their environmental case filing. None of the 44 trees are protected.</p> <p>The site is less than a 1.2 miles from Fire Station 91 south of the site at 14430 Polk Street, Sylmar. The site is about 4 miles from Mission Division Police Station west of the site at 11121 N Sepulveda Bl., Mission Hills. The nearest LAUSD school to the site is approximately 300 feet southwest at 13325 Hubbard Street (Hubbard Street Elementary School).</p>		

Finally, Hubbard Street is designated as a Major Highway Class II under the City's Highway and Freeway Element of the General Plan. Additionally, Cranston Avenue is a small street that ends at the project site's northwest boundary. Cranston Avenue is designated as a Local Street and is dedicated to a width of 50 feet and it terminates at the project's rear access Fire gate.

The project is located within the Los Angeles State Enterprise Zone area.

The project is located approximately 1/2 mile east of the Foothill Freeway.

PROJECT LOCATION:

13245 W. HUBBARD STREET

COMMUNITY PLAN AREA: SYLMAR STATUS: <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan	AREA PLANNING COMMISSION: NORTH VALLEY	CERTIFIED NEIGHBORHOOD COUNCIL: SYLMAR
EXISTING ZONING: RA-1	MAX. DENSITY/INTENSITY ALLOWED BY ZONING: 3 units per acre	LA River Adjacent: NO
GENERAL PLAN LAND USE: Low Medium II Residential	MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: 29 units per acre	
	PROPOSED PROJECT DENSITY: 13 units per acre	

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.

Tom Glick

City Planner

(818) 374-5062

Signature

Title

Phone

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 "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may 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 whatever 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"/> GREEN HOUSE GAS EMISSIONS	<input checked="" type="checkbox"/> POPULATION AND HOUSING
<input type="checkbox"/> AGRICULTURE AND FOREST RESOURCES	<input checked="" type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS	<input checked="" type="checkbox"/> PUBLIC SERVICES
<input checked="" type="checkbox"/> AIR QUALITY	<input checked="" type="checkbox"/> HYDROLOGY AND WATER QUALITY	<input checked="" type="checkbox"/> RECREATION
<input checked="" type="checkbox"/> BIOLOGICAL RESOURCES	<input checked="" type="checkbox"/> LAND USE AND PLANNING	<input checked="" type="checkbox"/> TRANSPORTATION/TRAFFIC
<input checked="" type="checkbox"/> CULTURAL RESOURCES	<input type="checkbox"/> MINERAL RESOURCES	<input checked="" type="checkbox"/> UTILITIES AND SERVICE SYSTEMS
<input checked="" type="checkbox"/> GEOLOGY AND SOILS	<input checked="" type="checkbox"/> NOISE	<input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE

INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

Background

PROPONENT NAME:

Spiegel Development Inc.
Attention: Jim Brewer

PHONE NUMBER:

(818) 995-3700

APPLICANT ADDRESS:

22801 Ventura Boulevard #111
Woodland Hills, CA 91364

AGENCY REQUIRING CHECKLIST:

Department of City Planning

DATE SUBMITTED:

09/11/2014

PROPOSAL NAME (If Applicable):

Hubbard/Cranston Small Lot Subdivision (22 DU)

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 within a state 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. AGRICULTURE AND FOREST RESOURCES

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?				✓
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				✓
d. Result in the loss of forest land or conversion of forest land to non-forest use?				✓
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				✓

III. AIR QUALITY

a. Conflict with or obstruct implementation of the applicable air quality 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 project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			✓	
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 modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or 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 local or regional plans, policies, regulations or by the California Department of Fish and Game or US 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?				✓
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		✓		
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

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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a.	Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?				✓
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 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.	Expose 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.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking?			✓	
c.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction?			✓	
d.	Expose 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 potentially 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. GREEN HOUSE GAS EMISSIONS					
a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	
b.	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✓	
VIII. 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?		✓		
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 people residing or working in the project area?				✓
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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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?				✓
IX. HYDROLOGY AND WATER QUALITY					
a.	Violate any water quality standards or waste discharge requirements?			✓	
b.	Substantially deplete groundwater supplies or interfere substantially 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 preexisting nearby wells would drop to a level which would not support existing land uses or planned 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 hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
h.	Place within a 100-year flood hazard area 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?				✓
X. LAND USE AND PLANNING					
a.	Physically divide an established community?				✓
b.	Conflict with any 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, local 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?				✓
XI. MINERAL RESOURCES					
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?				✓
XII. NOISE					
a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✓	
b.	Exposure of persons 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?		✓		

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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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?				✓
XIII. POPULATION AND HOUSING					
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?			✓	
XIV. PUBLIC SERVICES					
a.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection?		✓		
b.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Police protection?		✓		
c.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Schools?		✓		
d.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Parks?			✓	
e.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Other public facilities?			✓	
XV. RECREATION					
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?			✓	
XVI. TRANSPORTATION/TRAFFIC					
a.	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			✓	

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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b.	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards 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 due 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.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			✓	
XVII. UTILITIES AND SERVICE SYSTEMS					
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 storm water 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 resources, 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 project's projected demand in addition to the provider's existing commitments?		✓		
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			✓	
g.	Comply with federal, state, and local statutes and regulations related to solid waste?			✓	
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE					
a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a 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 major periods of California history or prehistory?			✓	
b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a 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 will cause substantial adverse effects on human beings, either directly or indirectly?			✓	

Note: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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-2014-3375-MND and the associated case(s), APCNV-2014-3374-ZC-BL-F, VTT-73075-SL. 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/ 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:
	City Planner	(818) 374-5062	11/25/2014

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

I. AESTHETICS

a.	NO IMPACT	The project is not located near a Scenic Vista.	
b.	NO IMPACT	The project is not located near any scenic resources.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project can impact the visual character in the neighborhood by introducing a new development along Hubbard Street, thereby being a dominant and visible feature in the immediate neighborhood.	I-10, I-20 Project design requirements for appropriate building orientation and direct pedestrian access to the street will help to reinforce and complement the existing design of surrounding developments.
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will increase lighting and glare from the site compared to existing levels.	I-120, I-130

II. AGRICULTURE AND FOREST RESOURCES

a.	NO IMPACT	The project site is not used or designated as farmland of importance.	
b.	NO IMPACT	The site is not zoned for agricultural uses and does not hold a Williamson Act contract.	
c.	NO IMPACT	The project site is not zoned for forest land or timberland.	
d.	NO IMPACT	The project site does not contain or impact any forest land.	
e.	NO IMPACT	The project would not result in a conversion of farmland to a non-agricultural use, or forest to a non-forest use.	

III. AIR QUALITY

a.	LESS THAN SIGNIFICANT IMPACT	The proposed project for the development of 22 residential units would constitute a negligible percentage of the City's forecasted growth through 2020. Therefore the project will not generate population, housing or employment growth exceeding the forecasts used in the development of the latest 2007 Air Quality Management Plan (AQMP) established by the South Coast Air Quality Management District (SCAQMD) for the South Coast Air Basin, and air quality impacts would be less than significant.	
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Impact?	Explanation	Mitigation Measures
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b.	LESS THAN SIGNIFICANT IMPACT	The project will produce fugitive dust and mobile sources emissions as a result of construction activities, but these should be controlled on-site by existing regulations. The SCAQMD handbook states if a proposed project is five acres or less and does not require additional construction activities such as major cut-and-fill, or excavation for sub-grade levels or parking, or demolition of a structure taller than 50 feet, the lead agency can use the applicable sample construction scenario to represent the emissions and impacts from the proposed project. The construction scenario for this project concludes that localized air quality impacts during construction do not exceed any applicable LSTs in the mass rate tables. The project is also expected to generate operational emissions from energy use and mobile source emissions from additional vehicle trips. However, the project's operational emissions would be below the SCAQMD's operational daily thresholds for and therefore are not potentially significant.	
c.	LESS THAN SIGNIFICANT IMPACT	The project will produce fugitive dust and mobile sources emissions as a result of construction activities, as well as mobile source emissions from additional vehicle trips. These emissions will be partially controlled on-site by existing regulations and these emissions fall below the SCAQMD's daily significant thresholds, and therefore would not be cumulatively considerable. In addition, the project would be consistent with the AQMP, which is intended to bring the Basin into attainment for all criteria pollutants. As such, cumulative impacts would be less than significant.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Nearby sensitive receptors include residences within the vicinity of the project site. Construction and operation of the project would result in a less than significant impact for both localized and regional air pollution emissions.	III-10
e.	LESS THAN SIGNIFICANT IMPACT	SCAQMD Rule 1113 limits the amount of VOCs from architectural coatings and solvents, so construction activities or materials are not expected to create significant objectionable odors. The residential land uses proposed for the project would not otherwise be expected to create or emit objectionable odors.	

Impact?	Explanation	Mitigation Measures
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		Therefore, this impact would be less than significant.	
IV. BIOLOGICAL RESOURCES			
a.	LESS THAN SIGNIFICANT IMPACT	The site is located in a built-up residential area and does not support any known protected or special-status species.	
b.	LESS THAN SIGNIFICANT IMPACT	The site is located in a built-up residential area and does not support any significant riparian or special status habitats.	
c.	NO IMPACT	The site does not contain any federally protected wetlands.	
d.	NO IMPACT	The site is located in a built-up residential area and does not support any known wildlife corridor or designated migration path.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will require the removal of 44 non-protected trees from the site. A Tree Report was prepared. The recommendations of that report must be included in the conditions of the project approval if approved.	IV-50, IV-60, IV-70, IV-80 Tree replacement will be required on a 2:1 basis, to mitigate the loss of non-protected trees on-site.
f.	NO IMPACT	The project will not conflict with any conservation plans.	
V. CULTURAL RESOURCES			
a.	NO IMPACT	No historic resources are known to exist on-site or in the vicinity, per City of LA's Environmental and Public Facilities Maps (Historic-Cultural Monuments & Historic Preservation Overlay Zones). No impact would occur and no mitigation measures are required.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	No archeological resources have been identified on-site or in the vicinity, per City of LA's Environmental and Public Facilities Maps (Prehistoric & Historic Archeological Sites & Survey Areas). However, the amount of grading is necessary to impose limitations as a precaution.	V-20
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	No paleontological resources have been identified on-site or in the vicinity, per City of LA's Environmental and Public Facilities Maps (Vertebrate Paleontological Resources). However, because of the proposed grading, a conservative approach is necessary.	V-30
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	No human remains are known to be located on-site. However, because of the proposed grading, a conservative approach is necessary.	V-40
VI. GEOLOGY AND SOILS			

Impact?	Explanation	Mitigation Measures
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a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The site is not located within the Alquist-Priolo Fault Zone. However, it is located within the Sierra Madre Fault Zone.	VI-10, VI-20, VI-50
b.	LESS THAN SIGNIFICANT IMPACT	The site is located in a seismically active area approximately 5.79 km from the nearest fault, but the project is not expected to cause or accelerate any geological hazards. The project is also subject to the seismic standards of the Department of Building and Safety's Uniform Building Code, thereby reducing possible seismic hazard impacts to a less than significant level.	
c.	LESS THAN SIGNIFICANT IMPACT	The site is not located in a designated liquefaction hazard zone as shown on the "Seismic Hazard Zones" map issued by the State of California.	
d.	LESS THAN SIGNIFICANT IMPACT	The project site is not located within an area of historically earthquake-induced landslides, and landslides on the site are not anticipated based on the area's flat terrain.	
e.	LESS THAN SIGNIFICANT IMPACT	The site is not located in an area of known or suspected erosion hazard.	
f.	LESS THAN SIGNIFICANT IMPACT	The site is not located in a within an unstable soil, landslide, or liquefaction area, and is not expected to cause or accelerate any geological hazards.	
g.	LESS THAN SIGNIFICANT IMPACT	The site is not located on a known expansive soil area.	
h.	NO IMPACT	The proposed project would not involve the use of septic tanks or alternative wastewater disposal systems. The project site is located in an urbanized area served by existing sewer infrastructure.	

VII. GREEN HOUSE GAS EMISSIONS

a.	LESS THAN SIGNIFICANT IMPACT	The most common contributors to GHG emissions result from transportation and the consumption of fossil fuels. The project is expected to consume additional fossil fuel resources through electrical and natural gas usage, as well as generate additional mobile source emissions by introducing new vehicle trips. However, it is not possible to predict the impact on global climate change resulting from this specific and relatively small incremental increase in emissions due to the project's operation. Additionally, the proposed project includes features which will reduce the consumption of fossil fuels, such as compliance with the Los Angeles Green	
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Impact?	Explanation	Mitigation Measures
	Building Program and the California Building Code, and as an in-fill development, thereby reducing consumption of fossil fuels in vehicles. Therefore, the project is expected to have a less than significant impact on the effect of GHGs on the environment.	
b. LESS THAN SIGNIFICANT IMPACT	The project is expected to consume additional fossil fuel resources through electrical and natural gas usage, as well as generate additional mobile source emissions by introducing new vehicle trips. However, the project is consistent with existing greenhouse gas reduction plans or policies, including the Los Angeles Green Building Program, the California Building Code, and as an in-fill housing project. Since the project is consistent with existing GHG reduction policies, it is expected to have a less than significant impact.	
VIII. HAZARDS AND HAZARDOUS MATERIALS		
a. LESS THAN SIGNIFICANT IMPACT	The proposed residential use of the site is not expected to require the routine transport, use, or disposal of hazardous materials.	
b. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project includes grading of 1,200 cubic yards and the demolition of existing structures (single-family home and accessory buildings) built circa 1920. Hazardous materials could be involved in the demolition of existing structures.	VIII-10 Abatement of any lead and asbestos-containing materials during demolition will ensure lower exposure to workers and the public.
c. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project site is located less than 500 feet from an LAUSD public school (Hubbard Street Elementary School at 13325 Hubbard Street).	VIII-60, VIII-70
d. NO IMPACT	No hazardous sites are identified on the subject site or vicinity, per the Envirostar database (California Department of Toxic Substances Control).	
e. NO IMPACT	The site is not located near an airport.	
f. NO IMPACT	The site is not located within the vicinity of a private airstrip.	
g. NO IMPACT	The project will not interfere with any emergency response plans.	
h. NO IMPACT	The site is not located within a fire hazard zone.	
IX. HYDROLOGY AND WATER QUALITY		

Impact?	Explanation	Mitigation Measures
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a.	LESS THAN SIGNIFICANT IMPACT	Construction of the project would require earthwork activities, including demolition and grading of the project site, and the construction and operation of the project may result in run-off from the site impacting water quality standards or waste discharge requirements. However, the project will be required to comply with existing City regulations regarding construction, grading and dust control measures, including Low Impact Development (LID), Best Management Practices (BMPs) and SUSMP requirements to reduce the discharge of polluted runoff from the project site. Therefore, any impact should be less than significant.	
b.	LESS THAN SIGNIFICANT IMPACT	The project will reduce the current permeable area of the project site, but is expected to provide pervious surfaces in the landscaped areas of the site and comply with City regulations for groundwater infiltration and recharge. Therefore, construction activities and operation of the residences would not substantially deplete groundwater supplies or interfere with groundwater recharge.	
c.	NO IMPACT	The project will not significantly alter a drainage pattern and no rivers or streams exist on the site. Minimal changes to the existing drainage patterns would occur on-site and no significant erosion impact is expected.	
d.	NO IMPACT	The project will not significantly alter a drainage pattern and no rivers or streams exist on the site. Minimal changes to the existing drainage patterns would occur on-site and no significant additional runoff or impact due to flooding is expected.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will result in a measurable increase in stormwater run-off, and the project would include appropriate on-site drainage improvements and water quality control measures to accommodate anticipated runoff or storm water flows. Therefore, the project would not create or contribute substantial runoff or contamination of runoff.	IX-110

Impact?	Explanation	Mitigation Measures
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f.	LESS THAN SIGNIFICANT IMPACT	Construction of the project would require earthwork activities, including demolition and grading of the project site, and the construction and operation of the project may result in run-off from the site impacting water quality standards or waste discharge requirements. However, the project will be required to comply with existing City regulations regarding construction, grading and dust control measures, including Low Impact Development (LID), Best Management Practices (BMPs) and SUSMP requirements to reduce the discharge of polluted runoff from the project site. Therefore, any impact should be less than significant.	
g.	NO IMPACT	The project site is located outside of any designated flood zone.	
h.	NO IMPACT	The project site is located outside of any designated flood zone.	
i.	LESS THAN SIGNIFICANT IMPACT	The project site is located within an area identified as at-risk for inundation, per the City of LA Environmental and Public Facilities Map, 1996. However, the project is not expected to impact existing aquifers or groundwater levels. In addition, the project will be required to comply with existing City regulations, including Low Impact Development (LID), Best Management Practices (BMPs) and SUSMP requirements for on-site filtration and groundwater recharge. Therefore, any impact should be less than significant.	
j.	NO IMPACT	The site is not within a tsunami, seiche, or mudflow area, per the City of LA Environmental and Public Facilities Map, 1996 and LA Flood Hazard Map, 1998.	

X. LAND USE AND PLANNING

a.	NO IMPACT	The project is compatible with the existing Community Plan but not the proposed Community Plan as apThe property (13245 Hubbard St.) is in Subarea 572 in the Proposed Plan. The project is in a subarea where Plan changes the LU designation from Low/Low Medium II to Low II and changes the zoning from RA-1/R1-1 to R1-1. The intent is to change the land use to match the existing zone and lot size, and to change to zone to match surrounding development.proved by City Planning Commission in April 2013.	
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Impact?	Explanation	Mitigation Measures
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b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project is compatible with the existing Community Plan but not the proposed Community Plan as approved by City Planning Commission in April 2013 under the Sylmar Community Plan Update. The property (13245 Hubbard St.) is in Subarea 572 in the Proposed Plan. The project is in a subarea where Plan changes the LU designation from Low/Low Medium II to Low II and changes the zoning from RA-1/R1-1 to R1-1. The intent is to change the land use to match the existing zone and lot size, and to change to zone to match surrounding development approved by City Planning Commission in April 2013.	X-10, X-40, X-60
c.	NO IMPACT	The project site is located in a heavily urbanized area of Los Angeles, and no conservation plans apply to the project site or area.	

XI. MINERAL RESOURCES

a.	NO IMPACT	The site is not located in a known mineral resource area, per the City of LA Environmental and Public Facilities Maps, 1996. No mineral extraction operations occur on the project site or in the vicinity.	
b.	NO IMPACT	The site is not located in a known mineral resource area, per the City of LA Environmental and Public Facilities Maps, 1996. No mineral extraction operations occur on the project site or in the vicinity.	

XII. NOISE

a.	LESS THAN SIGNIFICANT IMPACT	The project will be constructed using typical construction techniques. Construction noise for the project will cause a temporary increase in the ambient noise levels, but will be subject to the LAMC Sections 112.05 and 41.40 regarding construction hours and construction equipment noise thresholds.	
b.	LESS THAN SIGNIFICANT IMPACT	The project would be constructed using typical construction techniques. Construction equipment would generate a limited amount of groundborne vibration during construction activities at short distances away from the source, but will be subject to LAMC Sections 112.05 and 41.40 regarding construction hours and construction equipment noise thresholds. The applicant's noise study has proposed construction mitigation to be incorporated into the conditions of approval.	

Impact?	Explanation	Mitigation Measures
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c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will not result in a significant permanent increase in noise levels. However, a wall or some device to provide some additional noise mitigation to the adjacent residential developments is necessary.	XII-30
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Construction noise for the project will cause a temporary increase in the ambient noise levels, but will be subject to existing noise regulations. Additionally, the use of the site, vehicular driveways, and mechanical equipment on-site will also generate periodic noise, but is not expected to cause substantial increase in noise levels.	XII-10, XII-20, XII-170
e.	NO IMPACT	The site is not located within the vicinity of an airport.	
f.	NO IMPACT	The site is not located within the vicinity of an airstrip.	

XIII. POPULATION AND HOUSING

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will accommodate residential population growth higher than with what is envisioned in the existing Sylmar Community Plan update as approved by CPC in April 2013. The project applicant proposes a net increase of 21 residential units. The physical secondary or indirect impacts of population and housing growth such as increased traffic or noise may be insignificant in relation to the larger context of the Community Plan Update but it still proposes an increase not adequately addressed. The decision maker in reviewing the request for a zone change should consider zoning more consistent with the new Sylmar Community Plan.	XIII-40
b.	LESS THAN SIGNIFICANT IMPACT	The project is displacing one existing residential unit, and will be providing greater housing capacity after the construction of the 22 residences is complete.	
c.	LESS THAN SIGNIFICANT IMPACT	The project is not displacing any existing residents, but will be providing greater housing capacity after the construction of the 22 residences is complete.	

XIV. PUBLIC SERVICES

	Impact?	Explanation	Mitigation Measures
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The site is located approximately 1 mile travel distance from the nearest Fire Engine Company (#91), less than the maximum response distance preferred by the Los Angeles Fire Code (LAMC Sec. 57.09.07). The project is not otherwise located in any fire hazard zones.	XIV-10
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project is served by the Mission Police Station, located approximately 4 miles from the subject site. The proposed development would result in an increase of 21 residential units, which is less than a significance threshold of 75 residential units, as identified by the City of LA CEQA Thresholds Guide. Therefore the project would not have a significant impact on the City's police services.	XIV-20, XIV-30
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The nearest public school to the is approximately 300 feet from the proposed development (Hubbard Street Elementary School at 13325 Hubbard Street) and as a result it would result in a net increase of 21 residential units, resulting in the addition of new students into the school system. However, per the Municipal Code, the development will be required to pay school fees to the Los Angeles Unified School District to offset some of the increased demand for school services. Therefore the project will have a less than significant impact on the City's school services. The haul route for the project shall avoid the school on Hubbard Street, Fenton Avenue and Beaver Street.	XIV-40, XIV-50, XIV-60
d.	LESS THAN SIGNIFICANT IMPACT	The proposed development would result in a net increase of 21 residential units, creating an additional need and usage of park facilities. However, the project will be required to pay Zone Change Park fees (LAMC 12.33) to the Department of Recreation and Parks for the development of the site, and will also be providing private open space areas on-site. These payments will help to offset any potential impacts the project might have on the City's park system.	
e.	LESS THAN SIGNIFICANT IMPACT	No impact to other government facilities is anticipated as a result of the net increase in housing units.	
XV. RECREATION			

Impact?	Explanation	Mitigation Measures
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a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed development would result in a net increase of 21 residential units, creating an additional need and usage of park facilities. However, the project will be required to pay Zone Change Park fees (LAMC 12.33) to the Department of Recreation and Parks for the development of the site, and will also be providing private open space areas on-site. These payments will help to offset any potential impacts the project might have on the City's park system.	XV-10, XV-20
b.	LESS THAN SIGNIFICANT IMPACT	The proposed development will provide some private open space areas on-site. Construction-related impacts on the project site have been mitigated to a less-than significant levels through the implementation of measures identified in the remainder of the document.	

XVI. TRANSPORTATION/TRAFFIC

a.	LESS THAN SIGNIFICANT IMPACT	The project would result in less than 500 daily trips and less than 43 p.m. peak hour vehicle trips on the street system. Therefore the project will not cause a significant or substantial increase in traffic. The project would otherwise impact other transportation modes.	
b.	LESS THAN SIGNIFICANT IMPACT	The project would result in less than 500 daily trips and less than 43 p.m. peak hour vehicle trips on the street system. Therefore the project will not cause a significant or substantial increase in traffic. The project would otherwise impact other transportation modes.	
c.	NO IMPACT	The project will not alter air traffic patterns.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project does include temporary changes to transportation design features from the haul route.	XVI-30, XVI-40
e.	LESS THAN SIGNIFICANT IMPACT	The project will provide adequate emergency access.	
f.	LESS THAN SIGNIFICANT IMPACT	The project will not interfere with public transit plans or policies.	

XVII. UTILITIES AND SERVICE SYSTEMS

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The City's Department of Public Works provides wastewater services for the site, and generated wastewater is transferred to the Hyperion Treatment Plant, which is currently operating at 362 mgd, below a capacity of 450 mgd. The proposed project is also not located in any Sewer Capacity	XVII-10, XVII-20, XVII-40 Requirements for more efficient landscaping and water-usage will reduce both water demand and wastewater production for the project. Additionally, the project-related increase in wastewater generation would represent a small fraction of the
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Impact?	Explanation	Mitigation Measures
	Threshold Area, per LA CEQA Thresholds Guide, Exhibits M.2-1 - M.2-12. However, full occupancy of the project would produce approximately 7,560 gpd in wastewater flows, greater than the 4,000 gpd threshold identified by the City's CEQA Thresholds Guide.	permitted annual flow increase for the HTP, which can accommodate approximately 90 mgd beyond current treated flow conditions. Therefore, the project would not be expected to exceed the wastewater treatment requirements of the RWQCB, and potential impacts should be reduced to less than significant levels through water-conservation measures.
b. LESS THAN SIGNIFICANT IMPACT	The project would result in increased water demand and wastewater generation. However, the project will not require the construction of additional water or wastewater facilities, as discussed in XVIa. Therefore, impacts would be less than significant.	
c. LESS THAN SIGNIFICANT IMPACT	Drainage patterns and post-development runoff quantities under the proposed project would be similar to the existing site conditions. If the project is required any additional construction of connections to the existing drainage system, the construction would be mitigated by other general construction mitigations already required for the project. Therefore any potential construction for sewage connections would be reduced to a less than significant level.	
d. LESS THAN SIGNIFICANT IMPACT	The project has adequate water supply access from the City.	
e. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The City's Department of Public Works provides wastewater services for the site, and generated wastewater is transferred to the Hyperion Treatment Plant, which is currently operating at 362 mgd, below a capacity of 450 mgd. The proposed project is also not located in any Sewer Capacity Threshold Area, per LA CEQA Thresholds Guide, Exhibits M.2-1 - M.2-12. However, full occupancy of the project would produce approximately 7,560 gpd in wastewater flows, greater than the 4,000 gpd threshold identified by the City's CEQA Thresholds Guide.	XVII-10, XVII-20, XVII-40 Requirements for more efficient landscaping and water-usage will reduce both water demand and wastewater production for the project. Additionally, the project-related increase in wastewater generation would represent a small fraction of the permitted annual flow increase for the HTP, which can accommodate approximately 90 mgd beyond current treated flow conditions. Therefore, the project would not be expected to exceed the wastewater treatment requirements of the RWQCB, and potential impacts should be reduced to less than significant levels through water-conservation measures.
f. LESS THAN SIGNIFICANT IMPACT	The project will generate waste due to the demolition, construction and operation of structures. The 2009 County of Los Angeles ColWMP report on landfill capacity also states that without changes in the status quo, a shortage of permitted	

Impact?	Explanation	Mitigation Measures
	<p>solid waste disposal capacity at in-County Class III landfills is projected by 2014. However, the report also anticipates that future disposal needs can be adequately met through 2024 through landfill expansion, new technologies, and waste reduction programs. Estimated daily use of the residential buildings will contribute approximately 1.2 tons of waste a week, less than the City's operational threshold of 5 tons per week identified in the City's CEQA Thresholds Guide. In addition, the project would be required to comply with all applicable regulations and recycling programs, including the LA Green Building Code and AB939 to reduce the amount of solid waste disposed of at local landfills. Therefore, waste generated by the construction and operation of the site would have a less than significant impact on local landfills.</p>	
g. LESS THAN SIGNIFICANT IMPACT	<p>The project will generate waste due to the demolition, construction and operation of structures. The project would be required to comply with all applicable regulations, including the LA Green Building Code and AB939 to reduce the amount of solid waste disposed of at local landfills. Therefore, waste generated by the construction and operation of the site should be in compliance with all applicable regulations and would result in a less than significant impact.</p>	
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE		
a. LESS THAN SIGNIFICANT IMPACT	<p>The project site does not contain any threatened or endangered species, sensitive habitats, or known historic resources. The project will not otherwise significantly degrade the environment or affect any plant or wildlife areas.</p>	
b. LESS THAN SIGNIFICANT IMPACT	<p>The project will not result in any cumulative effects.</p>	
c. LESS THAN SIGNIFICANT IMPACT	<p>Any potential substantial adverse effects on human beings have been addressed in other portions of this report (air quality, grading, traffic, hazardous materials, infrastructure impacts) and have been adequately mitigated to a less than significant level.</p>	

EXHIBIT E

REVISED PROJECT PLANS DATED 4/16/2015

TRACT# 73075

Apr 16, 2015

1 of 1

LEGAL DESCRIPTION

Site Address: 12418 W HUBBARD ST
 ZIP Code: 91342
 PIN Number: 2226167 285
 Lot/Parcel Area Calculated: 70,864.8 sq. ft.
 Thomas Brothers 8614 PARC 482 - GRD D3
 Thomas Brothers 8614 PARC 482 - GRD D3
 Assessor's Parcel ID: 2498 280001019
 Tract: THE MACLAY RANCH
 Map Reference: M R 37-3/16
 Sheet: none
 LMI: PT 16
 APN E-1 of C-1 Reference: 10
 Map Sheet: 2226167

PARKING TABULATION

REQUIRED PARKING:
 RESIDENTIAL (1) STALLS PER UNIT
 GUEST+ 0.15 STALLS PER UNIT
 (21) UNITS = 21 STALLS (42) STALLS
 (12) UNITS = 12 STALLS (24) STALLS
 TOTAL PARKING PROVIDED: (42) COVERED RESIDENT &
 (24) COVERED GUEST
 PROVIDED PARKING:
 RESIDENTIAL (42) COVERED STALLS (12) UNITS
 GUEST+ 24 STALLS (24) UNITS
 TOTAL PARKING PROVIDED: (66) STALLS

UNIT TABULATION

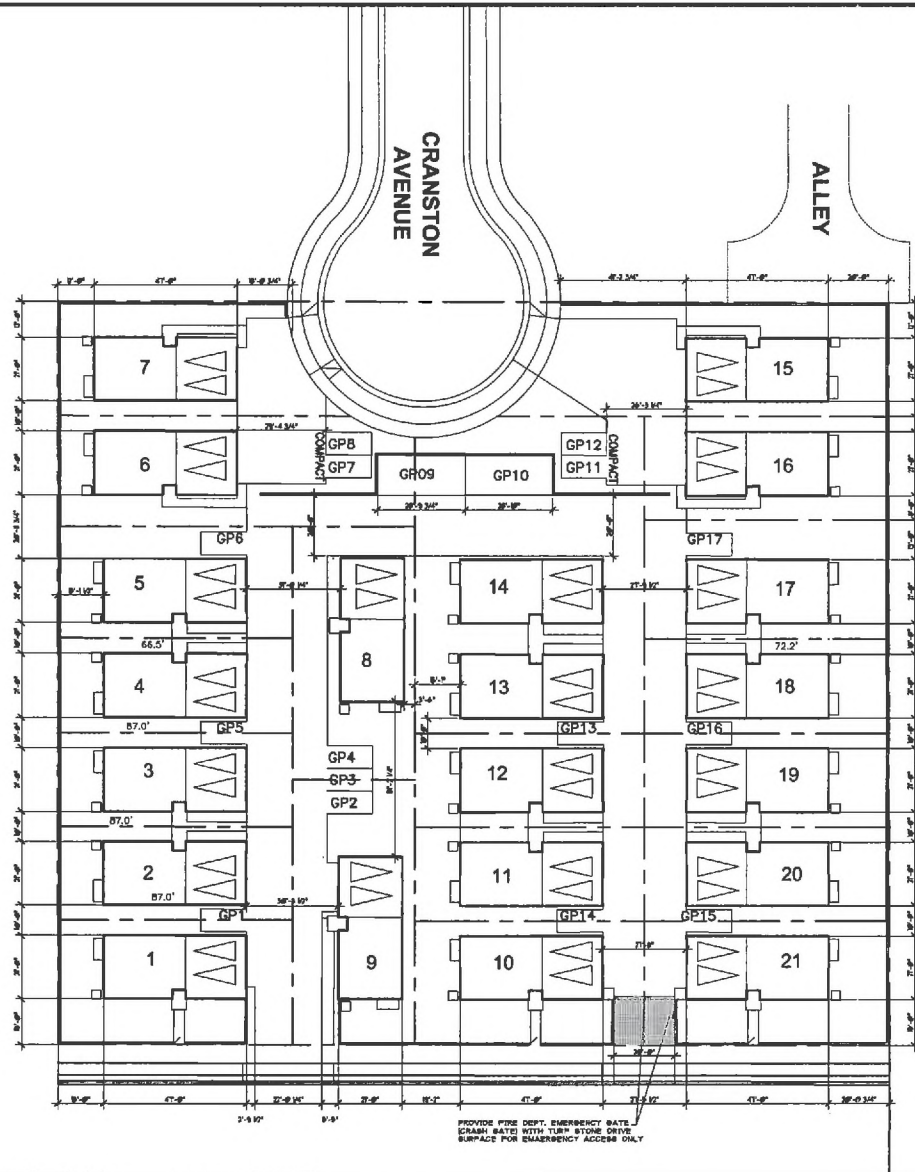
PLANS 1 - 21 UNITS
 TOTAL 21 UNITS

PLAN 1

FLOOR AREA TABULATION:
 FIRST FLOOR: 888 S.F.
 SECOND FLOOR: 1008 S.F.
 TOTAL F.S. = 1896 S.F.
 GARAGE:
 SECOND FLOOR AREA: 1818 S.F.

AREA TABULATION

LOT AREA (PROPOSED): 70,864.8 SQ. FT. (3.02 AC)
 LOT AREA (NET): 63,884.4 SQ. FT. (2.47 AC)
 AFTER DEDICATION
 PROPOSED ZONING: RDS
 PROPOSED DENSITY: 21 HOMES
 LOT AREA PER UNIT = 3,043.6 S.F. PER UNIT
 BUILDING FOOTPRINTS: 871 SQ. FT.



HUBBARD

STREET

ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"



NOT FOR CONSTRUCTION

DEVELOPER:
 SPEIGEL DEVELOPMENT INC.
 10000 W. ARDEN ROAD, SUITE 100
 CULVER CITY, CA 90230
 (310) 551-1234

PROJECT NAME:
 HUBBARD HOMES
 21 SMALL LOT SUBDIVISION
 12418 W. HUBBARD ST., CA 91342

ARCHITECTURAL SITE PLAN
 DRAWN: KSA
 CHECKED: KSA
 DATE: 04/16/15
 PLAN DATE: 04/16/15
 SHEET NO.: 1 OF 1

KEN STOOKTON
 ARCHITECTS, INC (AIA)
 20000 W. ARDEN ROAD, SUITE 100, CULVER CITY, CA 90230
 (310) 551-1234 FAX: (310) 551-1235

SHEET NO.
A-1

April 16, 2015

2 of 4

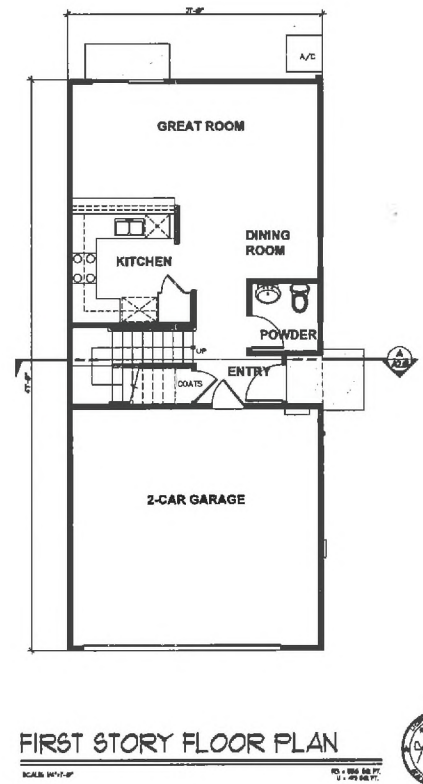
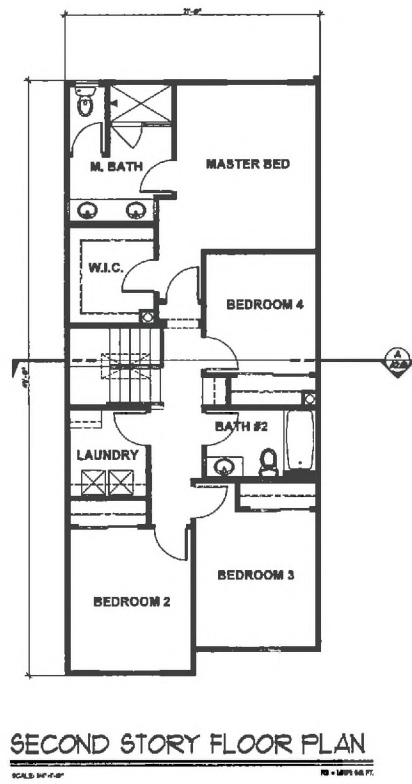
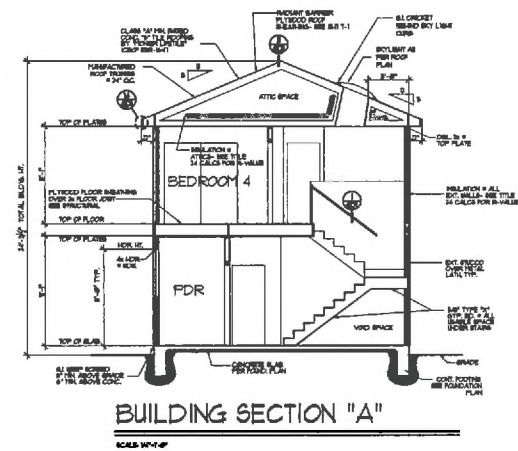
DEVELOPER: SPIEGEL DEVELOPMENT INC.

PROJECT NAME: "HUBBARD HOMES" 21 SMALL LOT SUBDIVISION 15405 HUBBARD ST., CA 95042

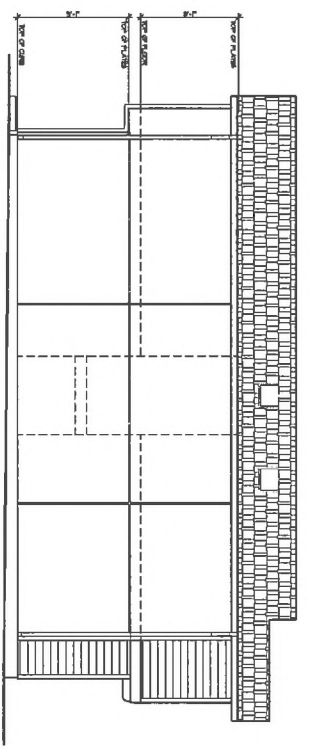
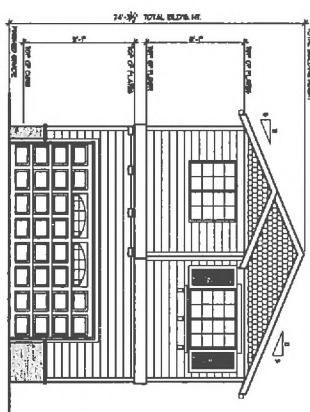
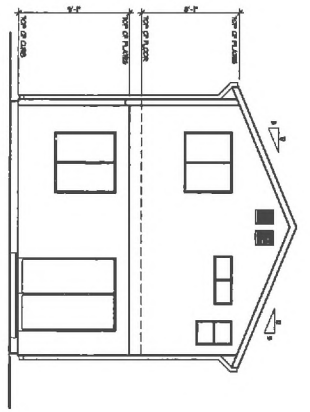
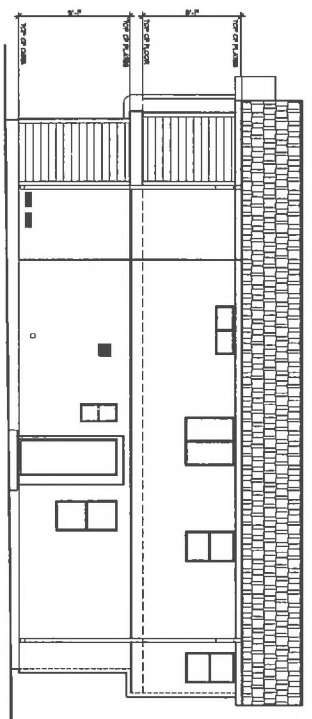
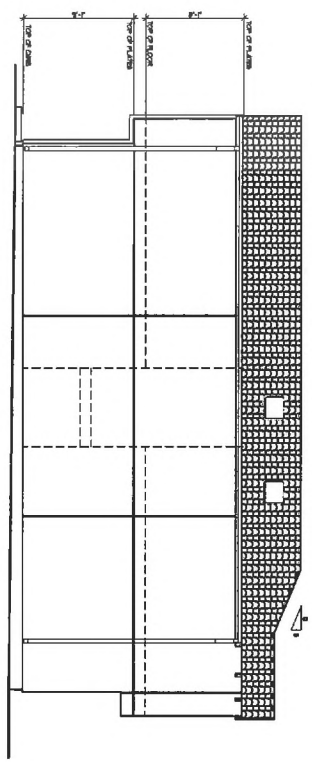
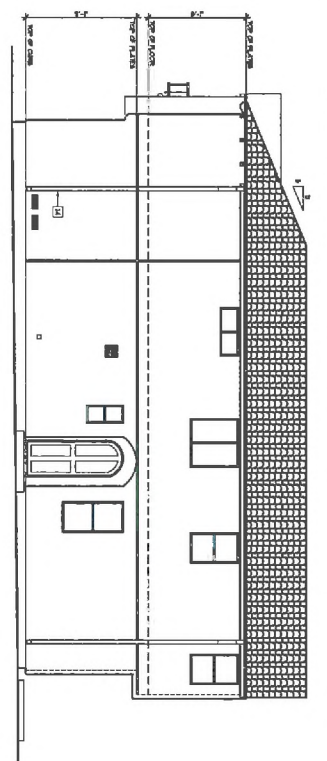
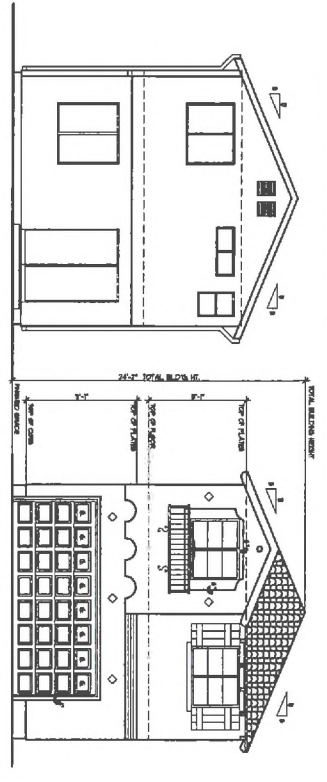
PLAN 1 - FULL PLAN SECTION ELEVATIONS
DRAWN: RLS
DATE: 03/24/15
PLAN CHK: [Signature]
PRINT:

KEN STOCKTON ARCHITECTS, INC. (AIA)
35000 W. JORDAN ROAD, SUITE 400, CHANDLER, AZ 85226
PH: 480-944-1111 FAX: 480-944-1111

SHEET NO: A-2



NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION



A-2.1	KEN STOCKTON ARCHITECTS, INC (AIA) 26000 W. ARDURA ROAD, P.O. BOX 843, CALABASAS, CA. 91302 (818) 888-8443 FAX: (818) 888-8404	EXTERIOR ELEVATIONS DRAWN: KEA DATE: 05/15/15 PLAN CHK: PER:	PROJECT NAME: "HUBBARD HOMES" 21 SMALL LOT SUBDIVISION TYP 1807B 15245 HUBBARD ST., CA 91342	DEVELOPER: SPIEGEL DEVELOPMENT INC. 22801 Ventura Blvd., Suite 10 WOODLAND HILLS, CA 91367 (818) 348-3388	April 16, 2015 3 of 4
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Apr 11 16/2015

4 of 4

DEVELOPER:
SPIEGEL DEVELOPMENT INC.
10000 W. ARDEN BOUL. PMB 143, CULVERCITY, CA 90230
(310) 556-2700

PROJECT NAME:
"HUBBARD HOMES"
21 SPALL LOT SUBDIVISION
177' X 340' B
152.05 HUBBARD ST. CA 90242

STREET ELEVATION
DESIGN: CES
DATE: 05/09
PLAN CAC
PROJECT

KEN STOCKTON
ARCHITECTS, INC (AIA)
35000 W. ARDEN BOUL. PMB 143, CULVERCITY, CA 90230
(310) 556-2700 FAX: (310) 556-2700

SHEET NO.
A-2.2



STREET VIEW ALONG HUBBARD ST. - ELEVATION

SCALE: 1/8" = 1'-0"



NOT FOR CONSTRUCTION

EXHIBIT F

REVISED PROJECT PLANS DATED 4/26/2015

TRACT# 73075

April 23, 2015

LEGAL DESCRIPTION

Site Address: 13518 W HUBBARD ST
 ZIP Code: 90442
 PIN Number: 2258187 382
 Lot/Parcel Area (Calculated): 70,664.8 sq. ft.
 Thomas Brothers Grd. PARC 483 - GRID C3
 Thomas Brothers Grd. PARC 483 - GRID D3
 Assessor's Parcel No. (APN): 58003008
 Tract: THE MACLAY RANCH
 Map Reference: M & S 37-8/18
 Dist: None
 Lot: PT 18
 AFB Lot Cor Reference: 10
 Map Sheet: 2258187

PARKING TABULATION

REQUIRED PARKING:
 RESIDENTS: 31 STALLS PER UNIT
 GUEST: 0.58 STALLS PER UNIT
 31 UNITS x 3 STALLS = 140 STALLS
 31 UNITS x 0.58 STALLS = 18 STALLS
 TOTAL PARKING REQD: (140) COVERED RESIDENT & (18) COVERED GUEST
 PROVIDED PARKING:
 RESIDENTS: (142) COVERED STALLS (31 UNIT)
 GUESTS: (18) UNCOVERED COMPACT STALLS (1 UNIT)
 TOTAL PARKING PROVIDED: (160) STALLS

UNIT TABULATION

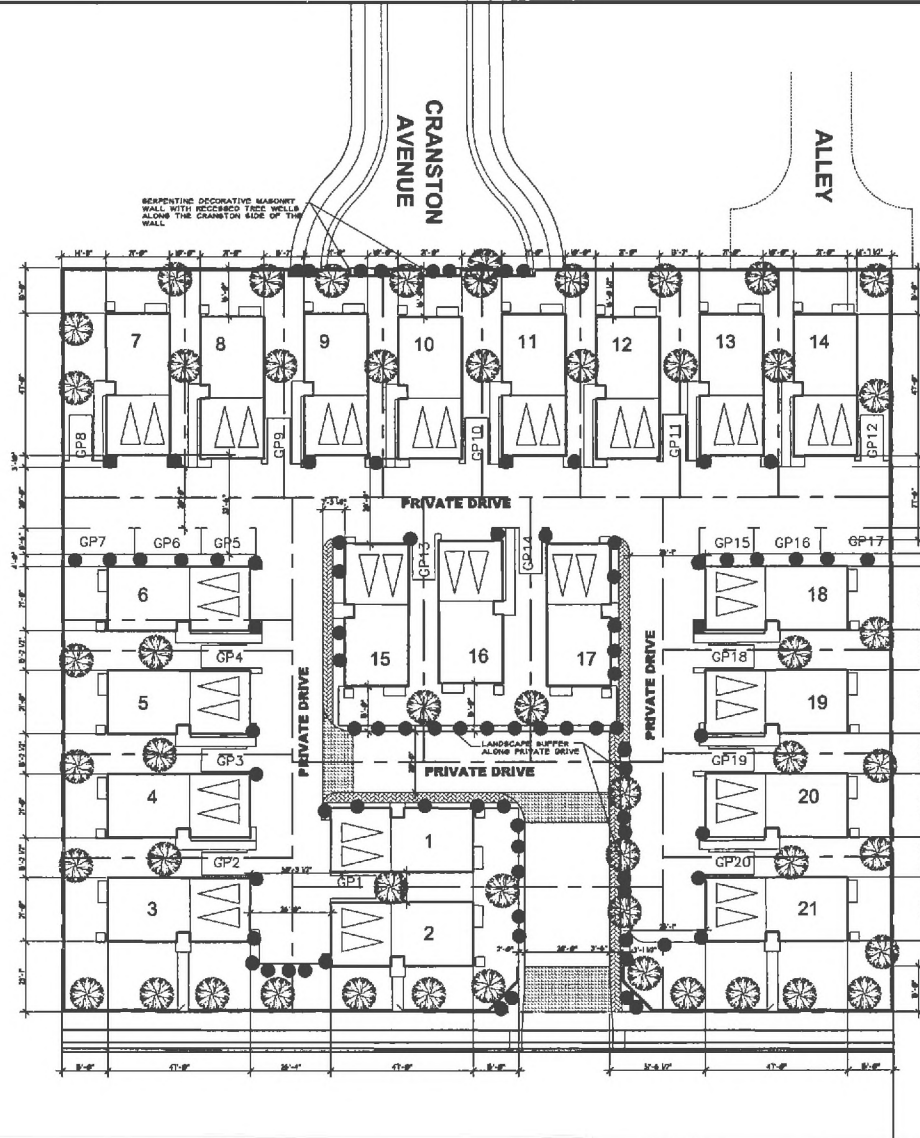
PLAN 1 - 31 UNITS
 TOTAL 31 UNITS

PLAN 1

FLOOR AREA TABULATION:
 FIRST FLOOR: 888 S.F.
 SECOND FLOOR: 1008 S.F.
 TOTAL FD: 1896 S.F.
 GARAGE: 418 S.F.
 GROSS FLOOR AREA: 1479 S.F.

AREA TABULATION

LOT AREA (GROSS): 70,664.8 SQ. FT. (1.62 AC)
 LOT AREA (NET): 67,083.9 SQ. FT. (1.54 AC)
 (AFTER DEDICATION)
 PROPOSED ZONING: RDS
 PROPOSED DENSITY: 31 HOMES
 LOT AREA PER UNIT: 3,894.4 S.F. PER UNIT
 BUILDING FOOTPRINTS: 871 SQ. FT.



HUBBARD

STREET

ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"

DEVELOPER:
 SPIEGEL DEVELOPMENT INC.
 2801 VICTORIA BLVD., SUITE 100
 MODesto, CA 95354
 209-521-7700

PROJECT NAME:
 "HUBBARD HOMES"
 21 UNIT LOT DEVELOPMENT
 177 UNITS
 13518 HUBBARD ST., CA 90442

ARCHITECTURAL SITE PLAN
 REVISIONS:
 DRAWN: KSA
 DATE: 6/27/10
 PLAN DATE:
 PERMIT:

KEN STOCKTON
 ARCHITECTS, INC. (AIA)
 3400 W. 8TH ST., SUITE 100
 BAY AREA, CA 94014
 415-884-8443 FAX: 415-884-8444

SHEET NO.
A-1

NOT FOR CONSTRUCTION