

MASTER APPEAL FORM

City of Los Angeles – Department of City Planning

APPEAL TO THE: CITY COUNCIL
(DIRECTOR, AREA PLANNING COMMISSION, CITY PLANNING COMMISSION, CITY COUNCIL)

REGARDING CASE #: CPC-2014-942-GPA-ZC-ZAA-SPR

ENV-2014-943-MND

PROJECT ADDRESS: 16140 W CHASE, 8458 N WOODLEY BL

FINAL DATE TO APPEAL: JUNE 8, 2015

- TYPE OF APPEAL:
- 1. Appeal by Applicant
 - 2. Appeal by a person, other than the applicant, claiming to be aggrieved
 - 3. Appeal by applicant or aggrieved person from a determination made by the Department of Building and Safety

APPELLANT INFORMATION – Please print clearly

Name: WILLIAM LARSEN

- Are you filing for yourself or on behalf of another party, organization or company?
 Self Other: _____

Address: 11100 SEPULVEDA BLVD #8236
MISSION HILLS CA Zip: 91346

Telephone: (818) 472 0680 E-mail: wlarson21@hotmail.com

- Are you filing to support the original applicant's position?
 Yes No

REPRESENTATIVE INFORMATION

Name: NONE

Address: _____
Zip: _____

Telephone: _____ E-mail: _____

This application is to be used for any appeals authorized by the Los Angeles Municipal Code for discretionary actions administered by the Department of City Planning.

REASONS FOR APPEAL

1. The proposed project will be given both a General Plan Amendment and a Zone Change to RD6. The zone change will permit, among other things, the operation of boarding houses, a use which would be prohibited under the current zoning. This area has had a history of oversaturation of sober living establishments. The zone change is not compatible with the surrounding neighborhood. As proposed, this project is an example of illegal spot zoning.

2. The project will change what has been a single family neighborhood into a de facto multiple residential project. The project will lead to more crime, noise, and pollution in the surrounding neighborhood.
3. There will be an increase in traffic and traffic accidents, especially on Woodley. This will not be mitigated by the proposed conditions. The entrance to the project on Woodley is in a particularly bad location because it is a blind corner for traffic exiting on Chase.
4. The hours that construction is allowed to take place should be curtailed to start at 9am and end by 5pm. There also need to be more conditions to prevent dust and dirt from blowing during the grading process.
5. The CEQA mitigated negative declaration has still not been reviewed by an elected body. The proposed project will have negative environmental impacts such as increased noise, pollution, and dust.
6. The project will lead to a diminution in the quality of life for myself, my family members, and the surrounding community. Our property values will also fall as multi-family development encroaches into a single family community. I live in the neighborhood near the project for a considerable amount of time each week.
7. The decision makers on the City Planning Commission have erred for the foregoing reasons and have abused their discretion by granting illegal spot zoning for this project.



LOS ANGELES CITY PLANNING COMMISSION

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

Determination Mailing Date: MAY 19 2015

CASE NO.: CPC-2014-942-GPA-ZC-ZAA-
SPR
CEQA: ENV-2014-943-MND

Location: 16140 W. Chase, 8458 N. Woodley Ave.

Council Districts: 12 – Englander
Plan Area: Mission Hills-Panorama City-North Hills

Requests: General Plan Amendment, Zone Change, Zoning Administrator's Adjustment, Site Plan Review

Applicant: Eric Borstein, Loren Borstien, BE Residential V., LLC
Representative: Brad Rosenheim and Associates

At its meeting of March 26, 2015, the Los Angeles City Planning Commission took the following action:

1. **Approved** a **General Plan Amendment** to the Mission Hills-Panorama City-North Hills to change the land use designation of the lot from Low Residential to **Low Medium I Residential**.
2. **Approved** a **Zone Change** from RA-1(Suburban Zone) to **(T)(Q)RD6-1** (Restricted Density Multiple Dwelling Zone).
3. **Approved** an **Adjustment** to permit a wall structure up to 10 feet high in a required yard or setback area.
4. **Approved** the **Site Plan Review** for a 73 dwelling unit residential development project.
5. **Adopted** the attached modified **Conditions of Approval**.
6. **Adopted** the attached **Findings**.
7. **Adopted** Mitigated Negative Declaration No. **ENV-2014-943-MND**.
8. **Advised** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions 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.
9. **Advised** the Applicant that pursuant to the State Fish and Game Code Section 711.4, a Fish and Game and/or Certificate of Game Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice and Determination (NOD) filing.

Recommendations to City Council:

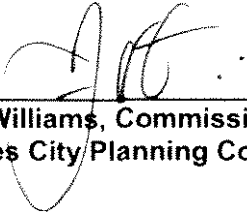
1. **Recommend** that the City Council **adopt** a **General Plan Amendment** to the Mission Hills-Panorama City-North Hills to change the land use designation of the lot from Low Residential to **Low Medium I Residential**.
2. **Recommend** that the City Council **adopt** Negative Declaration No. **ENV-2014-943-MND** as the environmental clearance.
3. **Recommend** that the City Council **adopt** a **Zone Change** from RA-1(Suburban Zone) to **(T)(Q)RD6-1** (Restricted Density Multiple Dwelling Zone).

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

This action was taken by the following vote:

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

Vote: 6 - 0



James K. Williams, Commission Executive Assistant II
Los Angeles City Planning Commission

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

FINAL APPEAL DATE: JUN 08 2015

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

Attachments: Ordinance, Maps, Conditions, Findings, Resolution
City Planner: Thomas Glick

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32 G of the Municipal Code, the (T) or [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. **Bureau of Engineering - 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).

A. Dedications and Improvements

The following dedications and improvements are specified per the Bureau of Engineering letter dated **May 5, 2014**:

- (1) That a 2-foot wide strip of land be dedicated along Chase Street adjoining the subdivision to complete a 32-foot wide half right-of-way dedication in accordance with Collector Street Standards.
- (2) That a 2-foot wide strip of land be dedicated along Woodley Avenue adjoining the subdivision to complete a 52-foot wide half right-of-way dedication in accordance with Major Highway Standards including a 20-foot radius property line return at the intersection with Chase Street.
- (3) No additional dedication shall be required at the terminus of Eccles Street.
- (4) That a Covenant and Agreement be recorded stating that if the current proposed zone change is approved then no vehicular access be allowed to this tract from or onto Eccles Street.
- (5) That any fee deficit under Work Order No. EXT00550 expediting this project be paid.
- (6) That if necessary for address purposes, all the common access easements be named on the final map and that the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access easements.
- (7) That if necessary public sanitary sewer easements be dedicated on the final map within the common access easement based on an alignment approved by the Valley Engineering District Office.
- (8) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - (i) Improve Chase Street being dedicated and adjoining the subdivision by the construction of the followings:

- 1) A concrete curb, a concrete gutter, and a 5-foot concrete sidewalk and landscaping of the parkway or full-width concrete sidewalk with tree wells.
- 2) Suitable surfacing to join the existing pavements and to complete a 22-foot half roadway.
- 3) Any necessary removal and reconstruction of existing improvements including relocation of the existing catch basin due to the street widening stated above.
- 4) The necessary transitions to join the existing improvement.

(ii) No Improvement to Eccles Street is being included in this action¹.

(iii) Improve Woodley Avenue being dedicated and adjoining the subdivision by the construction of a 12-foot full width concrete sidewalk with tree wells including any necessary removal and reconstruction of the existing improvements.

B. Responsibilities and Guarantees

- (1) 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.
- (2) 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.
2. **Engineering – Sewer Facilities.** 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.
3. **Engineering – Drainage Facilities.** Construction of necessary drainage facilities to the satisfaction of the Bureau of Engineering.
4. **Street Services – Urban Forestry/Street Trees.** Plant of street trees and remove and existing trees resulting from any dedication and improvement. Construction of tree wells and planting of street trees and parkway landscaping to the satisfaction of the Urban Forestry Division of the Bureau of Street Services.
5. **Engineering and Transportation – Driveway and Parking Plans.** 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. A parking area and driveway plan shall be prepared for approval by the appropriate district office of the Bureau

¹No Improvement to Eccles Street is being included in this action even though in the May 5, 2014 letter, BOE states that the project developer should dedicate and make improvements to Eccles Street. The improvement is deemed unnecessary for the benefit of local circulation.

of Engineering and the Department of Transportation. Emergency vehicular access shall be subject to the approval of the Fire Department and other responsible agencies.

6. **Transportation – Parking and Internal Circulation.** A final DOT approval shall be obtained prior to issuance of any building permits for the internal circulation and parking scheme for the proposed Project. A proposed plan must be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to ~~submittal of building permit plans for plan check by the Department of Building and Safety.~~ The plans shall include a detailed and fully dimensioned site plan and parking layout, with a minimum scale of 1"=40'. All reviews are conducted at DOT's Valley District Office, 6262 Van Nuys Boulevard, Suite 320, Van Nuys, 91401.
7. **Transportation – Site Access.** Primary vehicular access to each of the proposed lots shall be from Woodley Avenue. No resident or guest vehicular access shall be permitted on Chase Street. The Chase Street entrance shall be for emergency access only. The Woodley Avenue entrance shall align with Woodley Place. A minimum of 20-foot reservoir space is required between any security gate and the property line or to the satisfaction of the Department of Transportation. Additionally, the applicant shall provide a signalized intersection at the project's entrance on Woodley Avenue subject to review and approval by DOT's Operations Section.
8. **Public Works – Street Lighting.** Pursuant to the Bureau of Street Lighting letter dated April 15, 2014, no street lighting improvements are required if no dedication and improvements are required. If dedication and improvement along either Woodley Avenue or Chase Street, the Bureau requires the relocation and upgrade of the street lights along the property frontage along both Woodley Avenue and Chase Street. Installation of street lights shall be to the satisfaction of the Bureau of Street Lighting. *(Note: The quantity of the street lights required may be modified at the time of plan check based upon the illumination calculations and equipment selection.)*
9. **Fire Department.** Pursuant to the Fire Department letter dated April 21, 2014, the following shall be required prior to the issuance of any building permit:
 - a) Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - b) No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - c) Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
 - d) The width of private roadways for general access use and fire lanes shall not be less than 20 feet and the fire lane must be clear to the sky.
 - e) Fire lanes, where required and dead end street shall terminate in a cul-du-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
 - f) Submit plot plans indicating access road and turning area for Fire Department approval.
 - g) Private drives shall be recorded as Common Access and Fire Lane.
 - h) At least two different ingress and egress roads for each area, which will accommodate major fire apparatus and provide for major evacuation during emergency situations, shall be required.

- i) Common Access and Fire Lane as well as entry gates will be built to City Standards to the satisfaction of the Fire Department.
- j) Construction of public and private roadways shall not exceed 15 percent grade.
- k) Private development shall conform to the standard street dimensions shown on the Department of Public Works Standard Plan S-470-0.
- l) Standard cut-corners shall be used on all turns.
- m) All parking restrictions for fire lanes shall be posted or painted prior to any temporary or final Certificate of Occupancy being issued.
- n) Plans showing areas to be posted or painted "Fire Land No Parking" shall be submitted and approved by the Fire Department prior to the issuance of any building permit.
- o) Electric gates approved by the Fire Department shall be tested by the Fire Department prior to the issuance of a final Certification of Occupancy.
- p) No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. The distance shall be computed along the path of travel.
- q) Adequate off-site public and private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

The applicant is further advised that all subsequent contact regarding these conditions must be with the Fire Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc. and shall be accomplished by appointment only in order to assure that you receive service with a minimum amount of waiting please call (213)482-6507.

10. **Department of Telecommunications – Cable Television Franchise.** 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.** The applicant shall a plot plan for approval by the Police Department either prior to the recordation of a final map or the approval of a building permit. 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 Area if needed. Please refer to *Design Out Crime Guidelines: Crime Prevention Through Environmental Design* published by the Los Angeles Police Department's Crime Prevention Section (located at Parker Center, 150 N. Los Angeles Street, Room 818, Los Angeles, (213) 485-3134. These measures shall be approved by the Police Department prior to the issuance of building permits.
12. **Engineering – Notice of Payment of All Engineering Fees.** 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. **Engineering – Notice of Completion of Construction of All Public Improvements:** 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. **Planning - 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 Dedication.** 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.

(Q) QUALIFIED CONDITIONS OF APPROVAL

Pursuant to Section 12.32 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. **Permitted Uses.** The property shall be limited to the use and area provisions of the RD6 zone as defined in Section 12.09.1 of the Los Angeles Municipal Code, and as permitted in this grant.
2. **Density.** The project shall be limited to a maximum density of seventy-three (73) dwelling units.
3. **Open Space Lots.** Pursuant to the site plan (**Exhibit B.1**) dated **September 17, 2014**, the project shall provide a minimum of two (2) Open Space Lots (Lots "A" and "B") that shall be accessible to all residents of the development. Lot "C" shall remain undeveloped and shall be landscaped and utilized as a water quality basin. Lot "C" shall only be accessible as passive open space if permitted by the applicable public agencies and deemed safe for such purposes by said agencies. No building or structure, as defined by LAMC Section 12.03, shall be permitted on these Open Space Lots. (Exception: Non-habitable recreational spaces or other equipment shall be permitted including, but not limited to: play equipment, pagodas, gazebos, and pergolas.)
4. **Private Open Space.** Pursuant to the site plan (**Exhibit B.1**) dated **September 17, 2014**, each individual lot with a dwelling unit shall maintain a minimum of 200 square feet of private open space.
5. **Height:** The project shall not exceed two (2) stories and 30'-0" in height from finished grade, as defined by Section 12.21.1 B.3 of the LAMC.
6. **Balconies, Decks, Patios or Similar Outdoor Spaces.** No unenclosed or uncovered balconies, decks, patios or similar outdoor spaces shall be permitted above the first floor on the portion of any structure abutting any existing single-family dwellings. Exception: Unenclosed or uncovered balconies shall be permitted which do not exceed 5 feet in depth and 10 feet in width.
7. **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.
8. **Parking (Resident).** The project shall provide parking in accordance with LAMC Section 12.21-A.4(a) (two covered, off-street parking spaces per unit).
9. **Parking (Guest).** Per the applicant's plans, each lot within the project shall be designed so the driveways of each dwelling unit provide for a minimum of two (2) additional guest parking spaces per dwelling unit. Additionally, the applicant shall provide an additional 20 guest parking spaces on the internal common access easements with these spaces individually marked for guest parking.

10. **Exterior Windows.** All exterior windows shall be constructed with dual-pane glass with a U-Factor of 0.30 or better.
 11. **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.
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B. Environmental Conditions.

1. **Aesthetics (Landscape Plan).** 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 Department of City Planning.
2. **Aesthetics (Landscape Buffer).** A minimum 5'-0" wide landscape buffer shall be planted adjacent to the currently existing residential use.
3. **Aesthetics (Outdoor Lighting).** Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties and shall be downward facing.
4. **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.
5. **Air Pollution (Demolition, Grading, and Construction Activities).** During the demolition, construction and/or grading activities on the subject property, the applicant shall do the following mitigations:
 - 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.
 - 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. All construction equipment including vehicles and trucks having no current hauling activity shall not idle but be turned-off.
6. **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.
7. **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.
8. **Tree Removal (Non-Protected Trees).** The removal of any non-protected species of trees shall do the following:
- 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.
 - 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.
9. **Tree Removal (Locally Protected Species).** The removal of any locally protected species of trees shall do the following:
- 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.

10. **Bonding (Tree Survival).** For all trees which are to be preserved, the following shall apply:
- 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.
11. **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.
12. **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.
13. **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.
 - 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.
 - g. Discuss and confer means the meaningful and timely discussion careful consideration of the views of each party.
14. **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.

15. **Grading (20,000 Cubic Yards, or 60,000 Square Feet of Surface Area or Greater).** Impacts will result from the alteration of natural landforms due to extensive grading activities. However, this impact will be mitigated to a less than significant level by designing the grading plan to conform to the City's Landform Grading Manual guidelines, subject to approval by the Department of City Planning and the Department of Building and Safety's Grading Division. 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. A deputy grading inspector shall be on-site during grading operations, at the owner's expense, to verify compliance with these conditions. The deputy inspector shall report weekly to the Department of Building and Safety (LADBS); however, they shall immediately notify LADBS if any conditions are violated.
 - b. "Silt fencing" supported by hay bales and/or sand bags shall be installed based upon the final evaluation and approval of the deputy inspector to minimize water and/or soil from going through the chain link fencing potentially resulting in silt washing off-site and creating mud accumulation impacts.
 - c. "Orange fencing" shall not be permitted as a protective barrier from the secondary impacts normally associated with grading activities.
 - d. Movement and removal of approved fencing shall not occur without prior approval by LADBS.
16. **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.
17. **Hazardous Materials Site.** Prior to the issuance of any use of land, grading, or building permit, the applicant shall obtain a sign-off from the Fire Department indicating that all on-site hazardous materials, including contamination of the soil and groundwater, have been suitably remediated, or that the proposed project will not impede proposed or on-going remediation measures.
18. **Increased Noise Levels (Landscape Buffer).** A minimum five-foot wide landscape buffer shall be planted adjacent to the currently existing residential use. A landscape plan prepared by a licensed Landscape Architect shall be submitted for review and approval by the decision maker.

19. **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. The following shall apply:
- 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.
 - c. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
20. **Public Services (Fire).** The 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.
21. **Public Services (Police – Demolition/Construction Sites).** Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.
22. **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.
23. **Public Services (Schools).** The project is located within 1,600 feet radius of **Parthenia Street Elementary School** located at **16825 Napa Street, North Hills**. Based upon this location, the applicant shall do the following:
- a. The developer and contractors must maintain ongoing contact with administrator(s) of **Parthenia Street Elementary School**. The administrative offices should 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 must obtain school walk and bus routes to the schools from either the administrators or from the LAUSD's Transportation Branch (and assure that safe and convenient pedestrian and bus routes to the school be maintained).

- b. Haul route scheduling should 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.
 - c. There shall be no staging or parking of construction vehicles, including vehicles ~~to transport workers on any of the streets adjacent to the school.~~
 - d. Due to noise impacts on the schools, no construction vehicles or haul trucks may be staged or idled on the streets adjacent to the school during school hours.
 - f. Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.
24. **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.
25. **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:
- a. The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
 - b. 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.
 - c. Pursuant to DOT's revised letter dated, March 5, 2015, the project shall install a signal at their Woodley Avenue entrance subject to final approval by DOT.
26. **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:
- a. Weather-based irrigation controller with rain shutoff.
 - b. Matched precipitation (flow) rates for sprinkler heads.
 - c. Drip/micro spray/subsurface irrigation where appropriate.
 - d. Minimum irrigation system distribution uniformity of 75 percent.

- e. Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials.
- f. Use of landscape contouring to minimize precipitation runoff

27. **Utilities (Local Water Supplies - All New Construction).** The following mitigations shall be imposed to mitigation the impact of the cumulative increase in demand on the City's water supplies resulting from the project.

- a. If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.
- b. Install high-efficiency toilets (maximum 1.28 gallons per flush), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gallons per flush), including no-flush or waterless urinals, in all restrooms as appropriate.
- c. Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.
- d. Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.
- e. 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.
- f. 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 Planning Department for placement in the subject file.
2. **Code Compliance.** Area, height and use regulations of the zone classification of the subject property shall be complied with, except where herein conditions 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 Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Planning Department 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 Planning Department and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.

6. **Building Plans.** Page 1 of the grants and all the conditions of approval shall be printed on the building plans submitted to the City Planning Department and the Department of Building and Safety.
7. **Project Plan Modifications.** Any corrections and/or modifications to the Project plans made subsequent to this grant that are deemed necessary by the Department of Building and Safety, Housing Department, or other Agency for Code compliance, and which involve a change in site plan, floor area, parking, building height, yards or setbacks, building separations, or lot coverage, shall require a referral of the revised plans back to the Department of City Planning for additional review and final sign-off prior to the issuance of any building permit in connection with said plans.
8. **Mitigation Monitoring.** Pursuant to California State Public Resources Code Section 21081.6 and the California Environmental Quality Act, the applicant and any future owners, successors, heirs or assigns shall provide the Planning Department with status reports for assessing and ensuring the efficacy of the mitigation measures (environmental conditions) required herein.
 - a. Within 30 days of the effective date of this land use entitlement and prior to any Planning Department clearance of the conditions of approval contained herein, the applicant shall file a Mitigation Monitoring and Reporting Program (MMRP) in a manner satisfactory to the Planning Department which defines specific reporting and/or monitoring requirements to be enforced during project implementation. Each environmental condition shall be identified as to the responsible mitigation monitor(s), the applicable enforcement agency, the applicable monitoring agency and applicable phase of project implementation as follows:
 - i. Pre-construction (prior to issuance of a building permit);
 - ii. Construction (prior to certificate of occupancy); and
 - iii. Post-construction / maintenance (post-issuance of certificate of occupancy).

In some cases, a specific mitigation measure may require compliance monitoring during more than one phase of project implementation. Such measures shall be noted within the discussion of the specific mitigation measure in the MMRP.
 - b. The applicant shall demonstrate compliance with each mitigation measure in a written report submitted to the Planning Department and the applicable enforcement agency prior to issuance of a building permit or certificate of occupancy, and, as applicable, provide periodic status reports to the Planning Department regarding compliance with post-construction / maintenance conditions.

- c. If the environmental conditions include post-construction / maintenance mitigation measures, the applicant and all future owners, successors, heirs or assigns shall be obligated to disclose these ongoing mitigation monitoring requirements to future buyers of the subject property.
 - d. The applicant and any future owners, successors, heirs or assigns shall reimburse the Planning Department for its actual costs, reasonably and necessarily incurred, ~~necessary to accomplish the required review of periodic status reports.~~
-

9. **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.

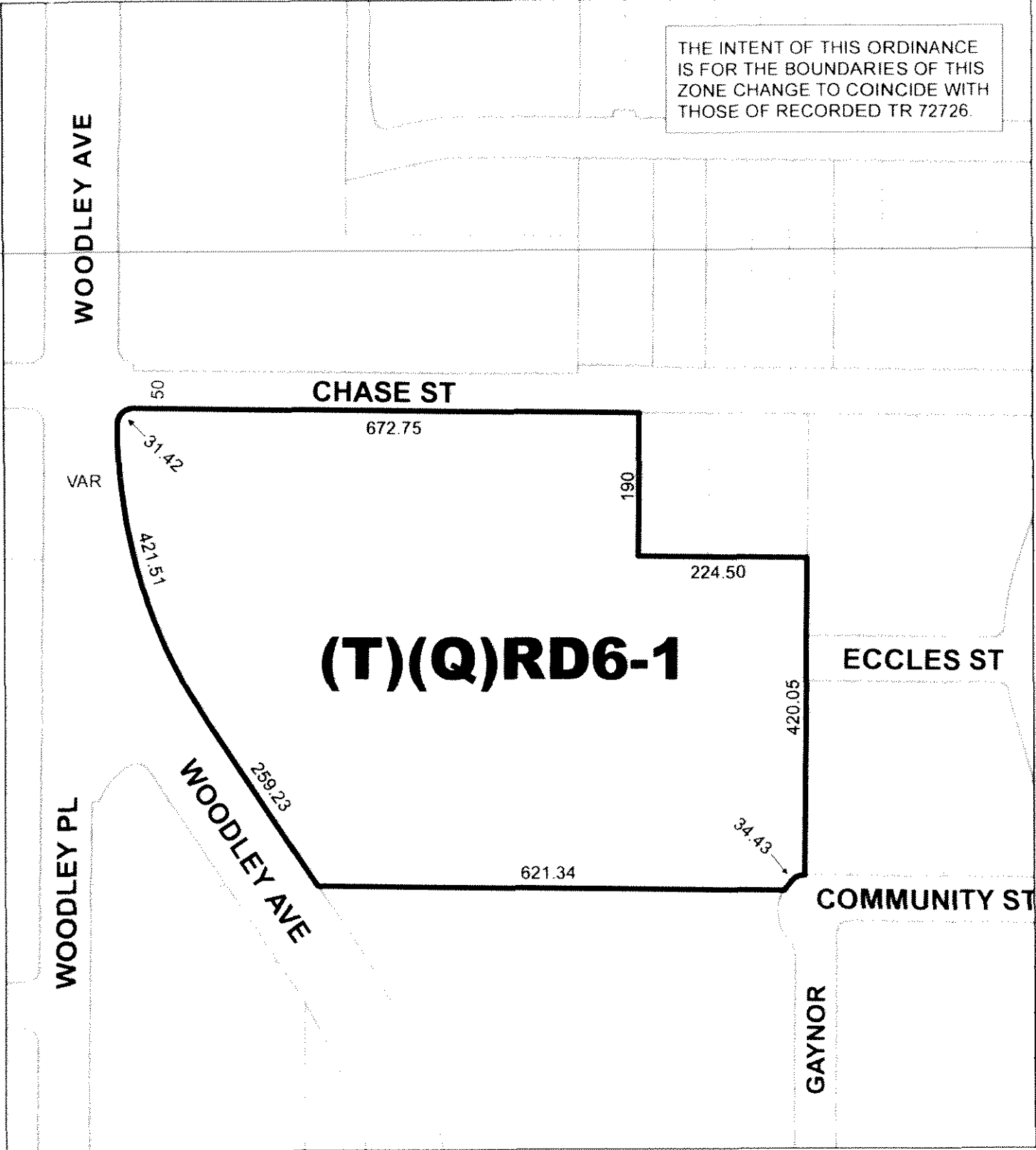
ORDINANCE NO. _____

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

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

Section __. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone classifications of property shown upon a portion of the Zoning Map incorporated therein and made a part of Article 2, Chapter 1 of the LAMC, so that such portion of the Zoning Map shall conform to the zoning on the map attached hereto and incorporated herein by this reference.

THE INTENT OF THIS ORDINANCE IS FOR THE BOUNDARIES OF THIS ZONE CHANGE TO COINCIDE WITH THOSE OF RECORDED TR 72726.



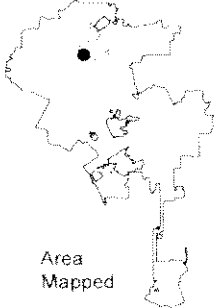
(T)(Q)RD6-1



C.M. 192 B 141 CPC-2014-942-GPA-ZC-ZAA-SPR

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040115



Area Mapped

CONDITIONS OF APPROVAL

A. Adjustment (LAMC 12.28-C)

1. **Height.** The project shall be permitted an over-height wall structure along its eastern and southern property lines up to a maximum height of 10'-0".

2. **Revised Plans.** The applicant shall revised the Plans related to the over-height wall structures along the eastern and southern boundaries as follows:
 - a. The wall structure (on the project side) shall include landscaping materials which will complement the project's dwelling including but not limited to clinging vines, bushes, shrubbery, and/or small trees.
 - b. The following materials shall be prohibited to be used on the wall structure including unfinished cinderblocks, chain link, wrought iron spears, and barbed wire.

B. Site Plan Review (LAMC 16.05)

1. **Site Development. Plot/Site Plan.** 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. The plans submitted to Building and Safety shall be revised in substantial conformance with this approval and shall be substantial conformance with the plans dated **September 17, 2014**, and labeled "**Exhibit B**", attached to the subject case file.
2. **Vehicular Access.** Vehicular driveway access to the project site shall be provided only by way of Woodley Avenue.
3. **Emergency Access Entrance Only (Chase Street).** Any entrance from Chase Street into the project site shall be limited to emergency vehicles only. No resident vehicles shall be permitted to enter or exit from this entrance. (**Exception:** Resident vehicle access may be permitted during a state of emergency or if there is a failure or condition on Woodley Avenue which denies reasonable access to and from the site.) Pedestrian access may be permitted from this Emergency Access Entrance.
4. **Appearance along Woodley Avenue.** A maximum of eleven (11) lots shall be permitted frontage along Woodley Avenue, including Lot 44 at the corner of Woodley Avenue and Chase Street. Development on these lots shall comply with the following:
 - a. *Articulation.* The facades of at least 7 the dwelling units 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. The facades of the remaining 3 dwelling units along Woodley 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 3 feet.
 - b. *Wall Structure.* A wall is permitted but shall be within five (5) feet of the property line along Woodley Avenue and shall be limited to the following:

16062-16140 West Chase Street and 8414-8458 North Woodley Avenue (North Hills)

- i. The maximum height shall be 8'-0".
 - ii. Any portion of the wall structure from 5'-0" to 8'-0' shall be predominantly composed of see-through fencing materials.
 - iii. The entire 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.
 - iv. The 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.
 - v. The wall shall be designed with a stucco finish with the following materials prohibited on the structure including unfinished cinderblock, chain link, wrought iron spears, and barbed wire.
- c. *Additional Limits for the Development of Lot No. 44 (corner lot at Woodley Avenue and Chase Street).* Lot No. 44 is central within the proposed development. As such, in addition to the limits established above in Conditions 4.a and 4.b, the development of Lot No. 44, per the applicant's plans (**Exhibit B**) shall comply with the following:
- i. The lot must maintain a minimum lot width along Chase Street of 82 feet and a minimum lot width along Woodley Avenue of 73 feet.
 - ii. The second-story of any dwelling unit shall not encompass more than 75 percent of the building's footprint.
 - iii. The second-story portion of any dwelling shall have a distinctive building mass. No second-story street-facing wall shall run in a continuous plane of more than 20 feet without a window or a projection, offset, or recess of the building wall at least one foot in depth.
5. **Appearance along Chase Street.** A maximum of eight (8) lots shall be permitted frontage on Chase Street, excluding Lot No. 44 at the corner of Woodley Avenue and Chase Street. Additionally, the development on these lots shall comply with the following:
- a. *Minimum Lot Dimensions.* Each lot shall have a minimum lot width of 65 feet as measured from the northern property line.
 - b. *Setback Requirements for Dwelling Units along Chase Street.* All dwelling units shall observe a minimum rear yard setback of 15 feet and shall provide a variation in setbacks with abutting dwelling units providing a minimum variation of three (3) feet.

16062-16140 West Chase Street and 8414-8458 North Woodley Avenue (North Hills)

- c. *Articulation*. The facades of the dwelling units 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. *Wall Structure*. A Wall is permitted but shall be within five (5) feet of the property line along Chase Street and shall be limited to the following:
- i. ~~The maximum height shall be 6'-6"~~.
 - ii. Any portion of the wall structure from 3'-6" to 6"-6' shall be predominantly composed of see through fencing materials.
 - iii. The entire wall shall avoid long expanses, incorporate openings, provide changes in materials/textures, include landscaping, and be designed with articulations to give the appearance that individual dwellings face Chase Street. Specifically, the wall shall:
 - Be broken-up aesthetically with a minimum of ten pilasters, inclusive of a precast concrete cap, spaced throughout the length of the wall.
 - Have a functional, decorative entry way in front of each lot allowing pedestrian ingress and egress and each entry way may be enhanced with decorative sconces or trellises which may be permitted up to a maximum height of 8'-0".
 - iv. The wall shall include landscaping materials which will compliment it including but not limited to clinging vines, bushes, shrubbery, and small trees. Specifically, a minimum 5-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".
 - v. The wall shall be designed with a stucco finish with following materials prohibited on the structure including unfinished cinderblock, chain link, wrought iron spears, and barbed wire.
- e. *Landscaping (Trees)*. A minimum of one (1) shade tree shall be planted in front of each dwelling unit.
6. **Landscape Buffer:** A 5-foot wide landscape buffer shall be installed at the property's northern boundary along Chase Street. The buffer shall be planted with any one or combination of the following species trees:
- Morus – Mulberry
 - Prunus - Cherry
 - Gleditsia - Honey Locust
 - Arbutus - Strawberry Tree, Toyon
 - Cinnamomum - Camphor Tree
 - Olea - Olive (including fruitless)
 - Cercis - Redbud
 - Jacaranda
 - Eriobotrya – Loquat

These trees shall be spaced at 15 feet on center along with other trees, shrubs, and groundcover.

7. **Recreational Amenities.** Pursuant to the applicant's site plan (**Exhibit B.1**) and "Q" Condition No. A-3 of this approval, the areas designated as required Open Space Lots (other than lot "C") shall provide active recreational amenities including, but not limited to, benches, tables, play equipment, and other features designed to activate these designated open space areas.
8. **Solid Waste Recycling (Construction).** 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.
9. **Solid Waste Recycling (Operational).** 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.

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FINDINGS

A. General Plan/Charter Findings

1. **General Plan Land Use Designation – Approval of Applicant’s Requested Plan Amendment.** The subject property is located within the area covered by the Mission Hills-Panorama City-North Hills Community Plan, updated and adopted by the City Council on June 9, 1999. The existing Plan designates the proposed Project site as Low Density Residential. However, the recommendation includes a General Plan Amendment to the Low Medium I Density Residential land use category. The zone change recommendation by City staff for the project site to the RD6 zone **IS CONSISTENT** with the land use designation of Low Medium I Density Residential and **IS IN SUBSTANTIAL CONFORMANCE** with the purposes, intent and provisions of the General Plan as reflected in the adopted community plan.

Additionally, the Mission Hills-Panorama City-North Hills Community Plan summarizes issues impacting the area and outlines planning and land use goals in the Community Plan area. Some of those issues are, but not limited to: 1) the compatibility between lower and higher density residential projects, 2) the need to preserve and enhance stable single-family neighborhoods, and 3) deterioration of the street scape.

The proposed project, as outlined by the applicant, not only adheres to the goals outlined in the Community Plan, but exceeds them. These are accomplished through site planning which incorporates an appropriate transition of lot sizes and dwelling units from those adjacent to the project to the east and north, to the more intense commercial and multiple-family uses on the south and southwest. Furthermore, the sites proposed landscaping, architecture, and enhanced front and rear home articulations are intended to complement the existing neighborhood, while pedestrian friendly streetscapes are designed to encourage walkability and a sense of community.

Additionally, the subject property is located in a transition area between "Low Residential" density housing to the north and the east, Low Medium II density zoned property (including zones RD1.5 and RD2) to the southwest. The proposed project at 73 dwelling units is consistent with the surrounding densities. In fact, the allowable density under a zone change to RD6 on the subject property would yield approximately 79 new dwelling units. The proposed project is proposing fewer dwelling units in order to allow for more common open space than otherwise is required by the Zoning Code, as well as the inclusion of larger lots along Chase Street and Eccles Street that are adjacent to the existing single-family homes.

Finally, consistent with a primary goal of the Community Plan, the proposed project would allow for the opportunity to bring quality new homes into the North Hills area. The project will be designed in a manner, with enhanced elevations, parks, open space, and specific design characteristics, that will preserve the existing community feel, while at the same time, enhance values in the North Hills community.

2. **General Plan Text.** The Community Plan text includes the following relevant land use goals, objectives, policies and programs related to the recommendation of a zone change to the RD6 zone within the existing Community Plan designation of Low Residential:

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

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

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

Policies:

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

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

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

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

Objective 1-2: Reduce automobile trips in residential areas by locating new housing in areas offering proximity to goods, services, and facilities.

Policies:

1-2.1 Locate higher residential densities near commercial centers and major bus routes where public service facilities, utilities and topography will accommodate this development.

Program: Maintain and continue the implementation of the City's Land Use/Transportation Policy.

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

Policies:

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

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

Objective 1-4: Provide a diversity of housing opportunities capable of accommodating all persons regardless of income, age or ethnic background.

Policies:

1-4.1 Promote greater individual choice in type, quality, price and location of housing.

Program: The plan promotes greater individual choice through its allocation of lands for a variety of residential densities.

1-4.4 Increase home ownership options by providing opportunities for development of townhouses, condominiums, and similar types of housing.

Program: The Plan cannot require that condominium units be built instead of rental units; however, the Plan encourages such type of development by designating specific areas for Low Medium residential land use categories.

The staff recommended project will meet the above goals, policies, and objectives of the Community Plan by providing much needed housing. In the current housing market where a number of housing products are available, a housing development of a detached design will provide a diversified housing stock for the City's growing population. The proposal will replace vacant under-utilized residential property with a Small Lot Subdivision that will provide ownership opportunities to the vicinity. The recommended project is within the scale of other developments in the area, especially to the north, east and west of the subject site. The staff recommendation to allow 73 dwelling units is consistent with the objectives of the Community Plan to provide more single-family housing opportunities.

B. Entitlement Findings (Zone Change, Site Plan Review, and Adjustment)

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

There is a 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, effective January 31, 2005). The purpose of this ordinance is to enable ownership of 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 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.

The subject property is General Planned "Low Residential" with corresponding zones of RE9, RS, RI, and RU. The property is located in a transition zone between "Low Residential" density housing to the north and the east, Low Medium II density zoned property (including zones RD1.5 and RD2) to the southwest. A zone change to RD6 on this property would yield a maximum of 79 new dwelling units; however, the proposed project at 73 units will allow for more common open space, oversized exterior lots along Chase Street and Eccles Street, and larger private front and rear yards for all dwelling units.

Additionally, the project will be developing all homes with a similar number of stories and height as the surrounding existing housing stock. In fact, all proposed dwelling units are limited to 2 stories within a maximum height of 30 feet.

Several development limitations have been conditioned to insure that this applicant, or any successor in interest, comply with the project's primary details as requested by the applicant. In particular, the project is limited to 73 dwelling units, required to maintain 3 Open Spaces Lots, maintain a height limit on all structures not to exceed 2 stories and 30 feet, and provide resident parking per the LAMC and guest parking at 0.5 spaces per unit.

Finally, pursuant to design recommendations, the project shall provide roofs with a minimum 4:12 (18.43 degrees). Flat and minimal sloping roofs are prohibited. It is also conditioned that the applicant integrate varied roof lines between structures in the development through the use of sloping roofs, modulated building heights, gables, dormers, or other innovative architectural solutions.

2. Site Plan Review, L.A.M.C. Sec. 16.05:

In granting an approval under LAMC Section 16.05-F, the decision-maker must make the following findings in the affirmative for a development project consisting of 50 or more dwelling units.

- a. *That the project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan.*

The proposed project is consistent with the relevant goals, objectives, policies, and programs of the General Plan. Goal No. 1 of the General Plan's Housing Element is, "Housing Production and Preservation." In support of this goal is Objective 1.1: "Produce an adequate supply of rental and ownership housing in order to meet current and projected needs." The General Plan's Housing Element includes the following relevant policies in support of this Objective: Policy 1.1.3, "Facilitate new construction and preservation of a range of different housing types that address the particular needs of the city's households." In conformance with this Goal, Objective, and these Policies, the proposed project offers desirable, market-rate, residential dwelling units, providing a new, high- quality, ownership option that is currently unavailable in the local community.

Issues and Opportunities of the Community Plan

The project is located within the Mission Hills-Panorama City-North Hills Community Plan area. The proposed project is consistent with the relevant goals, objectives, policies, and programs of the Community Plan. As stated on page II-2 of the Community Plan, the intended role of Community Plans is, "...to promote an arrangement of land uses, streets, and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the people who live and work in the community. The plans are also intended to guide development in order to create a healthful and pleasant environment."

The proposed project addresses many of the relevant issues and opportunities identified on page 1-3 of the Community Plan as the most significant planning and land use issues and opportunities identified in the Community Plan area. Among the identified residential issues and opportunities are:

- **Need to preserve and enhance stable single family neighborhoods**

Consistent with the issues and opportunities noted above, the proposed project enhances the stable single-family neighborhood immediately to the north and east of the project site, and addresses the potential incompatibility between lower and higher density residential projects, by providing a desirable transitional buffer between the single-family neighborhood to the north and east of the project site and the more intensive activity and uses on the southern boundary of the property (truck yard) and southwest of the property across Woodley Avenue (apartments).

The project follows good planning principles by enlarging lot sizes along Chase Street and the eastern property boundary and enhancing rear elevations for exterior units. Setbacks from homes on the eastern boundary range from 21' to over 35 feet and rear yard trees for these lots have been plotted on the landscaping plan to provide an additional buffer. The project will be constructed in the traditional neighborhood manor and will contain pedestrian friendly sidewalks, common open space areas as well as ample private open space.

- **Lack of open space in apartment/condominium projects**

While the proposed project is not a single multiple-family structure (i.e., an apartment or condominium) nor does it have an open space requirement, it is planned to include an active Open Space Lot (Lot A) adjacent to a preserved oak tree, a well landscaped common area lot at the end of the "E" Drive (Lot B), and a landscaped water quality basin (Lot C). Two other passive future dedication lots are provided on the site, but not designated as separate lots nor can they be used for open space.

- **Scarcity of affordable housing**

The project will include market-rate single-family detached product. While it will not be necessarily affordable to all residents of the City, nor will it be restricted, it will add 73 single-family new housing units to an area that is currently served by older housing stock built primarily in the 1940's and 1950's.

- **Deterioration of the Street Scape**

The project will include all new infrastructure within the interior and off-site, including aesthetically appealing new internal streets, curbs, gutters and landscaping, and architecturally engaging homes within the community. The off-site improvements will be well landscaped per the landscape plan and provide an improvement to the streetscape of Woodley Avenue and Chase Street by adding greenery and integrating a new residential community with new housing stock, landscaping, and hard scape where there is currently a vacant lot.

- **Lack of maintenance of existing housing stock, particularly rented multiple family projects**

The project will be single-family detached product, the addition of new housing product will immediately improve the visual characteristics of the neighborhood. Additionally, it is anticipated that a project will be governed by a homeowners association which will oversee the maintenance of the exterior of the property and some interior common areas, as well as enforce rules and regulations and ensuring that the landscaping and the homes within the community will remain attractive and well-kept.

- **Compatibility between lower and higher density residential projects**

The project will be located within an existing residential neighborhood bordered by single-family detached homes to the north and east and higher density uses or planned uses to the west and south in the form of attached dwelling units across Woodley Avenue and truck yard to the south. As the project will be located between these two vastly different residential densities and an industrial use to the south, the proposed site plan has been designed to appropriate transition lot sizes between these varying uses. The RD6 zone allows for the flexibility to provide varying lot sizes and varying yard setbacks so that lots within the project are compatible with the surrounding uses.

Goals, Policies and Objectives of the Community Plan

Specific goals, policies and objectives of the Community Plan demonstrate that the project is in substantial conformance with the purposes, intent and provisions of the General Plan. These include:

Goal 1 states that projects provide a "...safe, secure, and high quality residential environment for all economic, age, and ethnic segments of the community." As described in detail above, the proposed project offers 73 desirable, market-rate, residential dwelling units providing a new, high-quality, ownership option that is currently unavailable in the surrounding areas of the community.

Policy 1-1.1 states that there are designated "...specific lands to provide for adequate multi-family residential development." As shown on the Community Plan map, the Subject Property is designated for Low Density Residential. The subject property is an ideal location for moderate density detached housing and the RD zone allows for the transition from larger lots on the exterior of the site to moderate sized lots throughout other portions of the property.

Policy 1-1.3 that it is necessary to "...protect existing stable single-family and low density residential neighborhoods from encroachment by higher density residential and other incompatible uses." Unlike a previous commercial proposal on the subject property, the proposed site plan is 100% residential and offers a reasonable transition from higher density uses to the south and west to lower density to the north and east. Lots along the northern and eastern boundaries are larger and appropriately blend with the RS zone. Yard setbacks on the eastern boundary also take into account adjacent neighbors

Policy 1-1.5 states that it is necessary to "...maintain at least 77% of designated residential lands for single-family uses." One hundred percent (100%) of the homes on the subject property will be detached single-family homes and by processing the project as a Small Lot Subdivision, fee simple ownership versus a condo map can be offered to buyers.

Objective 1-5 of the Community Plan states that it is necessary to "...promote and ensure the provision of adequate housing for all persons regardless of income, age, or ethnic background." The proposed project is consistent with the relevant policies promoting this Objective. All of the homes are designed with downstairs bedrooms which will appeal to multigenerational families and will allow families to stay in their homes even as they get older. Further, by having the flexibility of the RD6 zone, portions of the home can be pushed forward allowing for larger rear yard space.

Policy 1-5.1 states that new housing "...promote greater individual choice in type, quality, price, and location..." The proposed project offers 73 desirable, market-rate, residential dwelling units providing a new, high-quality, ownership housing option that is currently unavailable in the surrounding areas. Most housing stock in the area is older and the proposed product is designed taking into account what today's buyers are looking for new, modern homes in a planned community.

Policy 1-5.3 wants to ensure "...that new housing opportunities minimize displacement of the residents..." The proposed project redevelops a vacant site with an attractive residential project that displaces no residents.

Goal 4 designates that adequate "...recreation and park facilities which meet the needs of the residents in the area..." are provided. In support of this goal, the subject project includes several Open Space Lots as well as ample pedestrian sidewalks and walkways for residents throughout the development. Additionally, each dwelling unit has private rear and front yards similar to those in the surrounding area.

Design Standards

With respect to the Community Plan's Urban Design Guidelines, the proposed project is consistent with many of the relevant guidelines as detailed below:

Site Planning: "Units shall be designed around a landscaped focal point." The project includes the preservation of a large oak tree which will be a focal point of the community. Towards this goal, this area will have "usable open space for outdoor activities, especially for children" in the form of Open Spaces Lots. Also, the project will have direct pedestrian access to and from the site via Woodley Avenue and Chase Street. In fact, both Chase Street and Woodley will be improved with enhanced pedestrian walkways and landscaping as illustrated on the project's landscape plan, planting plan and streetscape renderings.

Design: "The design of all buildings shall be of a quality and character that improves community appearances by avoiding excessive variety or monotonous repetition." The subject property achieves this through the following guidelines:

- Building articulations and recesses to break-up long, flat building facades and walls. Through the RD6 zone, portions of the home can be pushed forward so as to allow for a less garage dominated streetscape and increased rear yards. Further, it allows for less massing on the second floor of the homes which in turn adds articulation to both the front and rear elevations. Lastly, the project has landscaped carve-outs in exterior wall along Woodley Avenue for larger trees to add a uniqueness to the project.
- Utilizing complementary building materials on building facades. The proposed elevations take into account the use of stone, wood siding, brick and other materials to enhance the interior and exterior streetscape.
- Incorporating varying design to provide definition for each floor. The subject site will have 13 unique elevation styles which will greatly enhance the streetscape.
- Requiring decorative, masonry walls to enclose trash. Each home will have individual trash containers and collection service.

Additional Site Design Considerations

Finally, several conditions have been imposed on the Site Plan Review request based upon considerations derived from the Small Lot Subdivisions Guidelines and consultation with the Urban Design Studio and the Professional Volunteer Program (PVP). In particular, the project is conditioned to provide greater articulation and fenestration of those units on the edges and corners of the project site. In particular, those dwelling units along Chase Street have been conditioned to be designed to embrace their frontage along that street even though technically those dwelling unit's facades and open space areas are the back of those lots. As such, this gives the appearance along Chase Street that these eight homes are front yards with individual pedestrian access points. This is accomplished through a variety of techniques including building articulation, minimum lot widths and depths, fence design, paving, landscaping, variable setbacks, and window and door design.

Additionally, further limits have been placed for the development of Lot No. 44 at the corner lot at Woodley Avenue and Chase Street. Lot No. 44 is the central dwelling unit within the proposed development and will be the signature lot within the development. The development will be defined externally by overall how this lot is

developed. The dwelling unit is conditioned to provide distinctive elements especially on the second-floor of the dwelling.

Also, the lots along Woodley Avenue have been defined by additional design considerations similar to those along Chase Street. The conditions are designed to delineate and enhanced the development's presence along Woodley Avenue. Since Woodley Avenue is a major thoroughfare, the end result of this redesign should be to create a development which will embraces its surroundings and encourage greater activity.

Finally, the project has been conditioned to provide vehicular access only from Woodley Avenue with an emergency access only on Chase Street. This design of the internal and external circulation will direct traffic to and from the development onto the major thoroughfare and to discourage additional traffic into the existing single-family areas along Chase Street. The applicant will be providing a traffic signal at their Woodley Avenue main entrance for enhanced vehicular a pedestrian safety consistent with the revised DOT letter dated March 5, 2015.

- b. *That the project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements, that is or will be compatible with existing and future development on adjacent properties and neighboring properties.*

The project site is located in a transitional area between an industrial truck yard use to the south (zoned RD2), higher density residential to the west (zoned RDL5 and RD2) and single-family residential to the north and east. Further, the site located adjacent to a major arterial highway to the west (Woodley Avenue). Accordingly, the RD6 zone that we are applying for allows for a thoughtful transition between these uses and allows for varying lot sizes so as to be compatible with the surrounding uses as well as to be marketable to future homebuyers.

Density: Lot sizes along Chase Street and the eastern boundary are larger and have a minimum width of 65 feet. This is compatible with many homes on Chase Street, Community Street, Eccles Street or Gaynor Avenue. Lot sizes the other lots within the subject property exceed the existing or zoned density to the south or east of the subject site.

Setbacks: Rear yard setbacks for homes on Chase Street and on the eastern boundary are range from 21 feet to 55 feet. Rear yard setbacks along Woodley Avenue are also range from 20 feet up to 40 feet.

Architecture:

- *Articulation in Design.* Given the flexibility the RD6 zone provides, portions of the dwelling units can be pushed forward and therefore the proposed floor plans are less boxy. Downstairs bedrooms become easier to provide without the need to push the homes back or to make them boxy on the second level to make up square footage. This results in an interior streetscape that is not garage dominated and better articulation on both the first and second stories of the home.

- *Building Heights.* Two story homes are proposed at the subject site and up to 30 feet in height. As mentioned above, given the flexibility the RD6 zone allows, better articulation on the second level is possible. Numerous homes surrounding the subject property are two stories in height while the attached dwelling units across Woodley are three stories. Visual massing is further diminished through the use of landscaping.
- *Building materials.* Enhanced front and rear elevations have been designed with the use of high-end materials such as stone, brick, and wood siding.
- *Pedestrian-Friendly Exterior Design.* While rear yards back up to Woodley Avenue and Chase Street so as to allow for privacy and security, the dwelling units are designed to look as though they front onto the street. In particular, homes along Chase Street are designed to have a tall pedestrian doors with access to the rear yard which meets the intent of enhancing the streetscape and offering a pedestrian-friendly streetscape. Dwellings units along Woodley Avenue will have enhanced rear elevations and a well landscaped setback and vine covered wall.

Landscaping, Walls and Lighting:

- *Exterior Landscaping.* The external streets have designed to allow for two rows of trees so as to improve the feel of the community and provide enhanced pedestrian walkways in the overall neighborhood.
- *Open Space.* The project is designed with one active park. Two additional Open Space Lot areas are provided with one as an enhancement to the project entry and the other serving as a landscaped water quality control basin.
- *Walls.* All exterior walls are designed as "green walls" with trees, vines and shrubs as shown on the landscape plan, planting plan and streetscape images based on feedback from the neighborhood. The proposed rear wall height along Woodley Avenue is 8'. It will be broken up by landscaped cut-outs to allow for larger trees to add interest and articulation to the wall. The proposed rear wall height along Chase is proposed to be up to 6'6" from the pad elevation which is consistent in height to many existing walls and fences along the street. The wall along Chase Street will be broken up by pedestrian gates and sconces that give the appearance that the homes are fronting onto the street and still provide privacy to homeowners.
- *Planting Plan.* Plants organized in hydro zones where species requiring similar water requirements are grouped together so as to conserve water.
- *Screening and Shade Zones.* Rear yard trees have been accounted for on all of the eastern and southern lots within the project to provide shade as well as to offer privacy to both the subject site and to for the benefit of neighbors. Ample exterior trees along Chase Street and Woodley Avenue will also provide privacy and shade to homes along these streets.
- *New Trees.* Included in the common area landscape areas described above, the proposed project provides over 250 trees, inclusive of proposed street trees.

- *Lighting.* The exterior of the site will be lit for security purposes and also to enhance landscaping or design features. The lighting will be consistent with residential standards. The wall along Chase Street has been designed with sconces on pilasters and up lights will be included in select areas on the exterior and interior of the project.
-

Parking:

All of the proposed floor plans offer two and three car garages. With the present unit mix, there will be a minimum of 146 resident parking spaces provided within garages (subject to change based upon homebuyer options for a 3-car garage). Further, all homes offer two car driveways (again subject to change based upon homebuyer option for a 3 car garage). This results in an additional 146 guest parking spaces (based on the current unit mix). Lastly, there will be approximately 29 guest spaces on the interior streets. This yields a total of 321 parking spaces within the project.

Other Improvements:

- Street Dedication of 2 feet is proposed for both Chase Street and Woodley Avenue.
 - A Zoning Administrator's Adjustment has been requested to allow for up to a 10' wall along the eastern and southern boundaries. The wall to the south will provide an additional buffer between the existing truck parking and the subject homes so as to limit noise and increase privacy. This area also includes new trees planted in the rear yards of these lots. The wall to the east is to account for possible retaining walls that may be needed and also to provide an additional privacy to the residents on Eccles Street, Community Street and Gaynor Avenue. The wall will also serve as an additional noise barrier from the truck yard to the south of the subject project.
- c. *That any residential project provides recreational and services amenities to improve habitability for its residents and minimize impacts on neighboring properties.*

As described in detail below, the proposed project contains both recreational and open space areas. The proposed project's Open Space is designed with passive recreation areas at Lots B & C and active recreation in Lot A which contains a tot lot for children. The proposed project also includes benches, tables, preservation of an existing oak tree adjacent to the tot lot and various pedestrian linkages throughout the project and to the exterior streets. With regard to Common Open Space, the proposed project contains a total of 73 homes of which all are currently designed to contain more than 3 habitable rooms. While there is a requirement for dwelling units of this size to provide a minimum open space of 200 square feet per lot, there is no such requirement for Small Lot Subdivisions. Nevertheless a total of 19,025 square feet of Common Open Space is provided for in the project as described below.

- Lot A - Tot Lot (11,999 square feet)
- Lot B - Passive landscaped area at end of "E" Drive (7,026 square feet)
- Lot C – Passive landscaped area serving as a water control basin (8,754 square feet)

The Open Space calculation excludes an additional 12,198 square feet in interior sidewalks. Minimum rear yards range from 14 to 25 feet in various areas however most lots have been plotted with yards that exceed the minimums. This will make the subject homes more marketable to young families and increase the quality of living within the community.

As described above, the proposed project provides a variety of recreational amenities to improve habitability for its residents, and the proposed project's recreational and open space have been located so as to minimize any potential impacts on neighboring properties. Further, the proposed project exceeds the Open Space requirements of LAMC Section 12.21 G.2.

3. **Adjustment, L.A.M.C. Sec. 12.28-A:**

In granting an approval of an **Adjustment** to permit a fence, wall, gate, hedge, light fixture, or other appurtenance to 10 feet high in a required yard or setback area, the following findings must be made in the affirmative:

- a. *That while site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms with the intent of those regulations.*

The project is located on 10.97 acres of land. As a result, the overall development of the site complies with the LAMC provisions related to fence height. The locations where the applicant is requesting the adjustments for greater fence height are areas of the site which are either adjacent to an existing commercial truck yard use (southern property line) or existing single-family homes (eastern property line). The applicant is proposing the greater fence height on both the southern edge and eastern edge to both protect their future residents from the impacts of the adjacent truck yard and to protect the existing single-family homes from the impacts of their development. Additionally, due to the slope of the property, the wall on the eastern boundary is designed to provide for additional augmentation both as a wall and a retaining wall. In both cases, the applicant could comply with the Code and provide a compliant fence height; however, strict adherence would result in a project with impacts that could not be completely mitigated.

- b. *That in light of the project as a whole, including any mitigation measures imposed, the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.*

Typically, walls, when in character with their surroundings, are not detrimental to the public welfare or injurious to adjacent properties. The design of the walls are similar to existing structures along both Woodley Avenue and Chase Street. 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. Additionally, these walls will not jeopardize the visibility and safety of pedestrians and motorists travelling on any streets or highways. The maximum 10-foot tall wall structures in the side and rear yards will also not obstruct any access or views of abutting property owners. The walls will be of an adequate material to provide enough visual and auditory screening between neighboring properties, and have been designed at the height necessary in order to maintain a wall on the subject property for the purpose of privacy. 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 would provide.

- c. *That the project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan and any applicable specific plan.*

The General Plan and Community Plan are silent regarding 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 wall and accompanying landscaping will have an aesthetically desirable appearance, consistent with Community Plan objectives to protect the character of existing residential neighborhoods. Maintenance of an over-in-height wall to a maximum of 10-feet in height, will allow for adequate privacy and security without creating either a significant "fortress effect" in the eastern and southern portions of the development. The proposed walls will not be a detriment to adjacent neighbors. 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.

Lastly, the project is not located in a part of the City governed by a specific plan.

C. CEQA Findings

Environmental. Environmental. A Mitigated Negative Declaration (ENV-2014-943-MND) was prepared for the proposed Project. The Department of City Planning published Mitigated Negative Declaration for the proposed Project on **December 4, 2014**, with the comment period ending on **December 26, 2014**. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND and listed as Environmental Conditions in this report, 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, Xeriscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

Finally, pursuant to California State Public Resources Code Section 21081.6 and the California Environmental Quality Act, the applicant and any future owners, successors, heirs or assigns are conditioned to provide the Planning Department with status reports for assessing and ensuring the efficacy of the mitigation measures (environmental conditions) required herein.

RESOLUTION

WHEREAS, the subject property is located at **16062-16140 West Chase Street and 8414-8458 North Woodley Avenue** within the area covered by the Mission Hills-Panorama City-North Hills Community Plan, updated and adopted by the City Council on **June 9, 1999** with the property's current General Plan land use designation of Low Density Residential; and

WHEREAS, the subject property is also currently zoned RA-1; and

WHEREAS, the project applicant has requested a General Plan Amendment to Low Medium I Density Residential with a corresponding zone change to RD6 in order to construct a 73 dwelling unit small lot subdivision; and

WHEREAS, the Mission Hills-Panorama City-North Hills Community Plan summarizes issues impacting the area and outlines planning and land use goals in the Community Plan area. Some of those issues are, but not limited to: 1) the compatibility between lower and higher density residential projects, 2) the need to preserve and enhance stable single-family neighborhoods, and 3) deterioration of the street scape; and

WHEREAS, the proposed project, as outlined by the applicant, adheres to the goals outlined in the Community Plan, but exceeds them and also incorporates an appropriate transition of lot sizes and dwelling units from those adjacent to the project to the east and north, to the more intense commercial and multiple-family uses on the south and southwest.

WHEREAS, the proposed project, as outlined by the applicant, provides landscaping, architecture, and enhanced front and rear home articulations which are intended to complement the existing neighborhood, while pedestrian friendly streetscapes designed to encourage walkability and a sense of community; and

WHEREAS, the proposed project will foster a safer and more accessible pedestrian-oriented street design, while still maintaining adequate traffic flow on the vehicular circulation system; and

WHEREAS, the proposed project at 73 dwelling units is consistent with the surrounding densities because it is located in a transition area between Low Density Residential housing to the north and the east and Low Medium II Density Residential zoned property (including zones RD1.5 and RD2) to the southwest; and

WHEREAS, consistent with a primary goal of the Community Plan, the proposed project would allow for the opportunity to bring quality new homes into the North Hills area; and

WHEREAS, the project will be designed in a manner, with enhanced elevations, parks, open space, and specific design characteristics, that will preserve the existing community feel, while at the same time, enhance values in the North Hills community; and

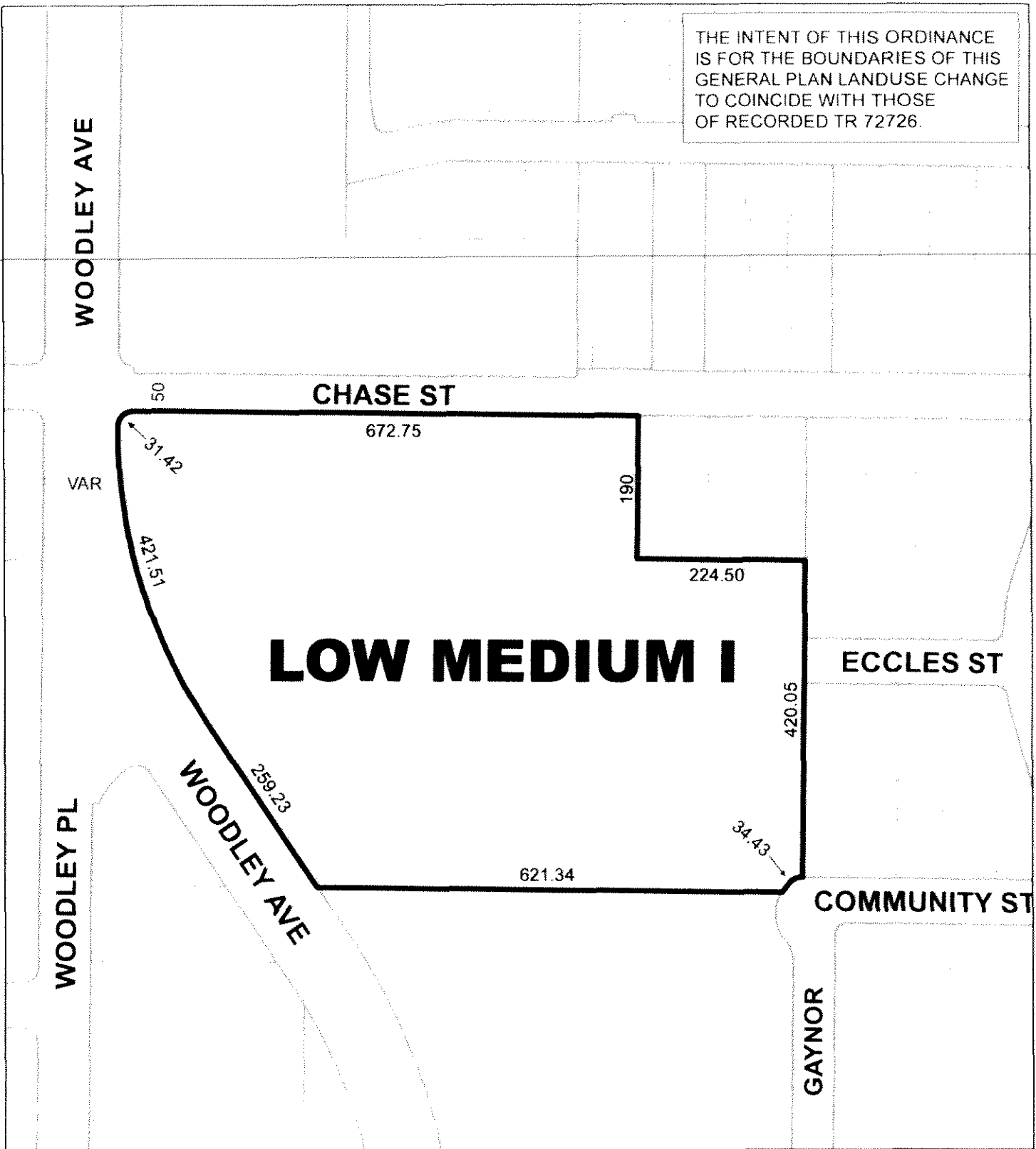
WHEREAS, the City Planning Commission, at its meeting of **Thursday, March 26, 2015**, approved and recommended that the City Council adopt the General Plan Amendment request to change in the land use designation on the project site from Low Density Residential to Low Medium I Density Residential; and

WHEREAS, pursuant to the provisions of the Los Angeles City Charter, the Mayor and the City Planning Commission have transmitted their recommendations; and

WHEREAS, the requested General Plan Amendment is consistent with the intent and purpose of the General Plan Framework and associated Elements; and

NOW, THEREFORE, BE IT RESOLVED that the Mission Hills-Panorama City-North Hills Community Plan be amended for the property as shown on the attached General Plan Amendment map.

THE INTENT OF THIS ORDINANCE IS FOR THE BOUNDARIES OF THIS GENERAL PLAN LANDUSE CHANGE TO COINCIDE WITH THOSE OF RECORDED TR 72726.

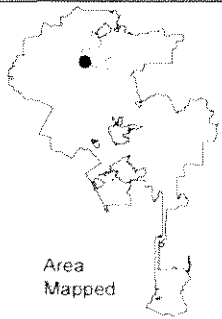


LOW MEDIUM I



C.M. 192 B 141 | CPC-2014-942-GPA-ZC-ZAA-SPR

CFI Mission Hills - Panorama City - North Hills 040115



Data Sources: Department of City Planning, Bureau of Engineering

Office: Van Nuys
Applicant Copy
 Application Invoice No: 24079

City of Los Angeles
 Department of City Planning



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City Planning Request

NOTICE: The staff of the Planning Department will analyze your request and accord the same full and impartial consideration to your application, regardless of whether or not you obtain the services of anyone to represent you.

This filing fee is required by Chapter 1, Article 9, L.A.M.C.

Applicant: LARSN, WILLIAM (H:818-4720680)
Representative:
Project Address: 16110 W CHASE ST, 91343

NOTES:

CPC-2014-942-GPA-ZC-ZAA-SPR-1A			
Item	Fee	%	Charged Fee
Appeal by Aggrieved Parties Other than the Original Applicant *	\$89.00	100%	\$89.00
Case Total			\$89.00

Item	Charged Fee
*Fees Subject to Surcharges	\$89.00
Fees Not Subject to Surcharges	\$0.00
Plan & Land Use Fees Total	\$89.00
Expediting Fee	\$0.00
OSS Surcharge (2%)	\$1.78
Development Surcharge (6%)	\$5.34
Operating Surcharge (7%)	\$6.23
General Plan Maintenance Surcharge (5%)	\$4.45
Grand Total	\$106.80
Total Invoice	\$106.80
Total Overpayment Amount	\$0.00
Total Paid (this amount must equal the sum of all checks)	\$106.80

LA Department of Building and Safety
 VN 0007 201059354 6/8/2015 12:42:32 PM

PLAN & LAND USE \$106.80

Job Total. \$106.80

Receipt #: 0201226303

Council District: 12
 Plan Area: Mission Hills - Panorama City - North Hills
 Processed by TORRES, RICARDO on 06/08/2015
 Signature: