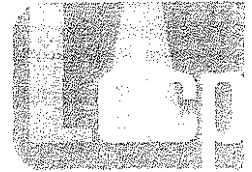




DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT



City Planning Commission

Date: March 26, 2015
Time: After 8:30 a.m.*
Place: Van Nuys City Hall
City Council Chambers—2nd Floor
14410 Sylvan Street
Van Nuys CA. 91401

Public Hearing: Friday, January 23, 2015
Appeal Status: General Plan Amendment is not appealable. Zone Change may be appealed by the applicant if denied.

Expiration Date: **March 26, 2015**
Multiple Approval: General Plan Amendment, Zone Change, Zoning Administrator's Adjustment, and Site Plan Review

Case No.: CPC-2014-942-GPA-ZC-ZAA-SPR
CEQA No.: ENV-2014-943-MND
Incidental Cases: VTT-72726-SL
Related Cases: None
Council No.: 12 – Hon. Mitchell Englander
Plan Area: Mission Hills-Panorama City-North Hills
Certified NC: North Hills West
GPLU: Low Residential
Zone: RA-1
Applicant: BE Residential V., LLC
Mr. Eric Borstein and Mr. Loren Borstein
Representative: Brad M. Rosenheim
Rosenheim and Associates

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

PROPOSED PROJECT: **The construction of 73 single-family dwelling units on 73 separate lots in a Small Lot Subdivision** on a 477,223 square-foot site. The project includes the development of three (3) Open Space Lots and two (2) future street dedication lots. The total residential floor area for the project will be approximately 192,000 square feet. Each residence will be two-stories in height, with a maximum building height of 30 feet. The project will not result in the demolition of any permanent structures; however, the operation of a private nursery with temporary structures will be removed. The project will also include grading of approximately 120,000 cubic yards. When completed, the project will include a minimum of 146 parking spaces in 73 garages. Additionally, the driveway areas in each of the 73 units will be designed to allow at least two uncovered parking spaces to accommodate additional resident vehicles, as well as to accommodate guest vehicle parking. The project will also provide parking on the internal streets. The project's total lot coverage will be 50% buildings/structures, 25% paving/driveways/streets, and 25% landscaping. Additionally, the project is proposed to be completely gated/walled with gates along Woodley Avenue and walls along Chase Street. The site will be comprised of an internal private street system connecting all dwelling units with each other and linked to primary entrances into the development at Woodley Avenue and Chase Street. The Small Lot Subdivision is being processed under a separate application under **Vesting Tentative Tract (VTT) No. 72726-SL**.

REQUESTED ACTION:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Mitigated Negative Declaration (ENV-2014-943-MND) for the above referenced Project;
2. Pursuant to Section 11.5.6 of the Municipal Code, a **General Plan Amendment** to the Mission Hills-Panorama City-North Hills Community Plan to change the land use designation of the lot from Low Residential to Low Medium I Residential;


3. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from RA-1 (Suburban Zone) to RD6-1 (Restricted Density Multiple Dwelling Zone);
4. Pursuant to Section 12.28-A of the Municipal Code, an **Adjustment** to permit a wall structure up to 10 feet high in a required yard or setback area as established in LAMC Section 12.21-C.1(g); and
5. Pursuant to Section 16.05-C.1(b) of the Municipal Code, a **Site Plan Review** for a 73-unit residential development project.

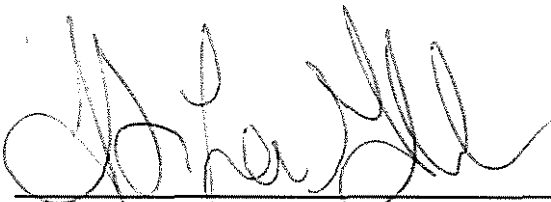
RECOMMENDED ACTIONS:

1. **Adopt** the Mitigated Negative Declaration (ENV-2014-943-MND) for the above referenced Project;
2. **Approve and 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;
3. **Approve and Recommend** that the City Council **Adopt a Zone Change** from RA-1(Suburban Zone) to (T)(Q)RD6-1 (Restricted Density Multiple Dwelling Zone) for the subject property, with the attached conditions of approval;
4. **Approve an Adjustment** to permit a wall structure up to 10 feet high in a required yard or setback area, subject to the attached conditions of approval;
5. **Approve the Site Plan Review** for a 73 dwelling unit residential development project, subject to the attached conditions of approval;
6. **Adopt** the attached Findings;
7. **Advise** 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; and
8. **Advise** 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.

MICHAEL LOGRANDE
Director of Planning


Daniel Scott, Principal City Planner


Robert Z. Duenas, Senior City Planner


Thomas Lee Glick, City Planner
Telephone: (818) 374-5062
Email: tom.glick@lacity.org

* **ADVICE TO PUBLIC:** The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Commission Secretariat, 200 North Spring Street, Los Angeles, CA 90012 (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to this programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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PROJECT ANALYSIS

Project Summary

The applicant, BE Residential V, is seeking to construct and maintain 73 dwelling units in a Small Lot Subdivision with three (3) Open Space Lots and two (2) future street dedication lots for a total of 78 lots. All dwelling units will be detached and for-sale, and will include 4 to 5 bedroom plans, downstairs bedrooms, 2 to 3 car garages, 2 to 3-car driveways, front yards, and rear yards ranging from 14 feet to over 25 feet. The project includes five floor plans with 13 different elevation styles. The project's circulation includes an internal "loop" road providing access to the individual dwelling units. The project's main entrance is via Woodley Avenue with a secondary emergency vehicle only access also provided along Chase Street approximately 350 feet east of Woodley Avenue.

The applicant is seeking a Zone Change from RA-1 to RD6 and General Plan Amendment from Low Density Residential to Low Medium I Residential, pursuant to Los Angeles Municipal Code ("LAMC") Sections 12.32 and 11.5.6 respectively; Site Plan Review findings, pursuant to LAMC Section 16.05, for a development project consisting of 50 or more dwelling units; a Zoning Administrators Adjustment to permit up to a 10' wall along the eastern and southerly property lines; a Division of Land (Vesting Tentative Tract Map), pursuant to LAMC Section 17.00, for the proposed project. The Vesting Tentative Tract Map was filed under **Case No. VTT-72726-SL** and has yet to have the Advisory Agency public hearing.

Background

The Project site is located in the North Hills subarea of the Mission Hills-Panorama City-North Hills Community Plan at 16062-16140 West Chase Street and 8414-8458 North Woodley Avenue. In general, the North Hills area is generally bounded by Lassen Street, the Pacoima Wash, Roscoe Boulevard, and Bull Creek. Single-family residential uses are located to the west of the I-405 with multi-family uses located east of I-405. General Commercial uses are located along Sepulveda Boulevard and present opportunities for revitalization that can take advantage of the targeted growth area designation near Nordhoff Street.

In specific, the project site is designated Low Residential land use on the Community Plan which was last updated on June 9, 1999. The site layout is an irregularly-shaped of land approximately 10.96 acres (or 477,223 square feet) currently zoned RA-1. The project is located on the southeast corner of Woodley Avenue and Chase Street. The areas to the north, east, and west of the project site are developed predominantly with single-family residential uses, although a large apartment complex is located on the west side of Woodley Avenue immediately to the southwest of the project site. Conversely, an existing semi-trailer/truck storage yard located adjacent to the project site's southern boundary. The Anheuser-Busch Budweiser brewery/bottling facility occupies the site south of the project site across Roscoe Boulevard, while the Van Nuys Airport and its associated facilities are located approximately one-half mile to the southwest.

Finally, Eccles Street terminates on the eastern side of the project area. Gaynor Avenue and Community Street intersect at the project south-east corner. None of these streets can provide any viable access through or around the project site and will not be improved by the project's developer.

Subject Property

The site's topography is flat and has its primary frontages along both Woodley Avenue for approximately 700 linear feet and along Chase Street for approximately 685 linear feet.

Existing Land Use: The lot is currently vacant and fenced off.

Existing Plan Land Use: Low Residential (corresponding zones of RE9, RS, R1, and RU) in the ~~Mission Hills-Panorama City-North Hills Community Plan adopted by City Council on June 9, 1999.~~ However, Footnote 4 of the Community Plan states that "Development in low density areas shall not preclude approval of RD6 density on large areas of over 12,000 square feet or larger." The applicant's property does not qualify for this Footnote.

Existing Zone: RA-1.

Site Lot Area: 477,223 square feet or 10.96 acres.

Surrounding Land Use and Zoning

The surrounding neighborhood is predominantly large-lot single-family in nature and is typical of the 1950's ranch-style with wide, "local" streets without sidewalks and with curbs and gutters not improved to current City standards. Adjoining properties to the Project site are detailed as follows:

| Direction | Land Uses/Improvements | Zones | General Plan Designation |
|------------------|--|----------------------------------|--|
| North | Single-Family Dwellings | RA-1; RS-1 | Low Residential |
| South | Truck Yard (under a Variance) | RD2-1;RS-1 | Low Residential; Low Medium II Residential |
| West | Single-Family Dwellings; Apartments | RA-1; (T)(Q)RD2-1; (Q)RD1.5-1 | Very Low Residential and Low Medium II Residential |
| East | Single-Family Dwellings | RS-1 | Low Residential |

Street Classification

Woodley Avenue - Woodley Avenue is a north-south oriented roadway through the San Fernando Valley. This roadway serves as the western boundary of the project site. Woodley Avenue is designated as a Major Highway Class II through the project area. Through the project area, Woodley Avenue typically provides two travel lanes in each direction with a median two-way left-turn lane that converts to an exclusive left-turn lane at major intersections, including dual left-turn lanes in both directions at Roscoe Boulevard just south of the project site. A designated bicycle lane is also provided on both sides of the street north of Chase Street. On-street parking is prohibited on both sides of the roadway between Chase Street and Strathern Street, including along the frontage of the proposed project, but is otherwise typically permitted along both sides of the street throughout the remainder of the project vicinity.

Chase Street - Chase Street is an east-west oriented roadway through the San Fernando Valley. Chase Street is designated as a Collector Street. This roadway serves as the northern boundary of the project site. Chase Street provides the connection for the project through the residential areas to the east and west of the project site. The intersection of Chase Street and Woodley Avenue is not improved with a signals. Through the project area, Chase Street typically provides one travel lane in each direction. On-street parking is prohibited on both sides

of the roadway, including along the frontage of the proposed project but is otherwise typically permitted along both sides of the street throughout the remainder of the project vicinity in the residential neighborhoods to the north, east and west.

The San Diego (I-405) Freeway is located approximately one-half mile to the east of the project site. The 405 Freeway serves the entire western portion of the Los Angeles basin from its split from the Golden State (I-5) Freeway in the Sylmar community in the northern portion of the City of Los Angeles to its merge back into the I-5 Freeway in the City of Irvine in Orange County approximately 70 miles to the south. The nearest San Diego Freeway/surface street ramp connections to the project vicinity are provided by "full" ramp sets (on- and off-ramps for both the northbound and southbound directions) at Roscoe Boulevard directly east of the project site, and at Nordhoff Street and Sherman Way, approximately one mile to the north, and about one and one-quarter mile to the south of the project site, respectively.

Related Cases:

ON-SITE:

CPC-2012-1214-GPA-ZC-SPR. The proposed construction of a wholesale restaurant supply and food distribution warehouse having a floor area of 82,638 square feet, one-story, 38-feet high. Requested entitlements included a General Plan Amendment to the Mission Hills – Panorama City – North Hills Community Plan to change the land use designation of the parcel from Low Residential to Commercial Manufacturing; a Zone Change from RA-1 to (T)(Q)CM-1; and a Site Plan Review for a project which creates 50,000 gross square-feet or more of nonresidential floor area. The proposed entitlement requests were disapproved by City Planning Commission on December 10, 2012. The applicant did not take the case any further.

OFF-SITE:

ZA-2014-2981-ZV - 16101 West Roscoe Boulevard (adjacent to the project site to the south). This requested entitlement is to permit the continued use of a truck storage yard in the RD2-1 and RS-1 zones, originally permitted under ZA-1992-1284-ZV. The applicant, Anheuser-Busch is requesting a Zone Variance pursuant to LAMC Section 12.27. This is an active case which has yet to have its public hearing.

APCNV-2001-5699-ZC-BL – 8404 North Woodley Place (within 200 feet of the project site to the south). Requested entitlement was for a Zone Change from RA-1 to RD2-1 and a concurrently Building Line Removal. City Planning Commission approved the requested Zone Change and Building Line Removal on June 6, 2002. City Council adopted both the Zone Change to [T][Q]RD2-1 and the Building Line Removal on September 3, 2002 under Ordinance Nos. 174806 and 174807.

ZA-1992-1284-ZV – 16101 West Roscoe Boulevard (adjacent to the project site to the south). Requested entitlement was to permit the continued use of a truck storage yard in the RD2-1 and RS-1 zones. The applicant, Anheuser-Busch requested a Zone Variance pursuant to LAMC Section 12.27. The Office of Zoning Administration conditionally approved the proposed request on March 5, 1993. No appeals were filed. (See ZA-2014-2981-ZV).

City Agency Reports Received:

Prior to the completion of the Hearing Officer's report, the following reports were received by the Hearing Officer. *All conditions listed in these reports will be listed as conditions either in the (Q) conditions or (T) conditions.*

Bureau of Engineering. In a letter dated **April 8, 2014**, the Bureau of Engineering issued a letter essentially deferring the Agency requirements to be provided at the Advisory Agency hearing for Vesting Tentative Tract No. 72726. However, in a revised letter dated **May 5, 2014**, the Bureau of Engineering issued for Vesting Tentative Tract No. 72726 requesting several off-site improvements related to the Tract Map.

Bureau of Street Lighting. In a letter dated **April 15, 2014**, the Bureau of Street Lighting issued a recommendation for the relocation of all street lights due to dedication and improvements along Chase Street and Woodley Avenue.

Bureau of Street Services, Urban Forestry Division. In a letter dated **April 16, 2014**, the Bureau of Street Services issued a letter including a condition that requests removal of existing street trees and plant replacement trees subject to Urban Forestry's approval.

Fire Department. In a letter dated **April 21, 2014**, the Fire Department issues recommendations related to the Fire Department requirements for the development of the site related to fire access and safety.

Department of Transportation. In a letter dated **September 15, 2014**, the Department of Transportation completed a traffic assessment. Transportation determined that the project would create no significant impacts at any of the studied intersections. However, in a revised letter dated **March 5, 2015**, Transportation revised their letter to include a signalized intersection at the project's entrance on Woodley Avenue subject to review and approval by their Operations Section.

Professional Volunteer Program (PVP):

The project was presented by staff to the PVP at their meeting of **January 6, 2015**. The PVP members reviewed the entire project and provided several comments including:

- Overall, there were concerns about the size and scale of the project.
- The project should provide a wider mix of unit types and orient them according to surrounding land uses (lower-scale homes abutting the adjacent residential, increased density along adjacent industrial).
- The project should connect with the existing street system and integrate with the surrounding community (eliminate dead-end streets).
- The project should orient homes along Woodley and Chase to front those streets and consequently consolidate the number of internal driveways.
- The project should consider orienting Chase Street homes towards the street and conceal the driveway to internal units.
- Rear yards along Chase and Woodley should be designed as front yards.
- The project should consider clustering homes and removing private rear yards to create a network of shared common spaces that are usable by all residents.
- The project should consider articulating corner buildings with distinct elevations to take advantage of their building frontage and views.

Many of the PVP comments were incorporated into the project's recommended conditional approval.

Hearing Officer Comments and Conclusions

The property is designated in the Community Plan as "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, but Low Medium II density zoned property (including zones RD1.5 and RD2) to the southwest across Woodley Avenue. Normally, allowing a zone change to RD6 on this property would yield approximately 79 new units for construction for the developer. However, the project's applicant is proposing 73 detached dwelling units to allow for:

- More public open space than required by the LAMC;
- The oversizing of exterior lots along Chase Street and Eccles Street, and
- Providing larger private open space in front and rear yards.

Additionally, based upon the lot size of approximately 478,000 square feet, the following table displays the range of options for development of the existing site under the current request and its environmental clearance and includes the applicant's by-right development under the existing zoning of RA-1 and the list of zones allowed in the range of zones under the site's current land use designation of Low Residential:

| | Zoning | General Plan | Density | Entitlement |
|---|---------------|--------------------------|----------------------------------|--|
| <i>Permitted by the Existing Community Plan Land Use Designation for the project site</i> | RA-1 | Low Residential | 27 Lots (Standard Subdivision) | Tract Map Only |
| | RE9 | Low Residential | 53 Lots (Standard Subdivision) | Zone Change and Tract Map |
| | RS | Low Residential | 63 Lots (Standard Subdivision) | Zone Change and Tract Map |
| | R1 | Low Residential | 95 Lots (Standard Subdivision) | Zone Change and Tract Map |
| | RU | Low Residential | 136 Lots (Standard Subdivision) | Zone Change and Tract Map |
| <i>Request</i> | Project – RD6 | Low Medium I Residential | 73 Lots in Small Lot Subdivision | Zone Change; General Plan Amendment; Tract Map |

Also, the project incorporates many desired aspects raised by the public at the applicant's outreach meetings over the past two years including:

- Providing the main vehicular entry/exit point to the project onto Woodley Avenue.
- Restricting vehicular access to and from the Chase Street entrance.
- Large lots with ample private open spaces both in the front and rear yards.
- Enhanced landscaping along the perimeter of the project to aesthetically-blend with the community.
- Provide an internal park, and additional open space area, for future residents of the project.
- Provide ample onsite guest parking to reduce visitor parking onto neighboring streets.
- Internal roadway system creating a cohesive community.

The proposed development is approximately 11 acres. The applicant is proposing a density similar to the surrounding communities to the north and the east. However, unlike those areas, the applicant is proposing a development which will be accessed through private driveways. The applicant stated that based upon their outreach to the surrounding communities over the past two years, most persons supported the project's design especially those adjacent property owners.

Moreover, the existing subdivision's internal circulation layout will provide a circulation pattern which will encourage activity, pedestrian movement, and resident gathering opportunities.

Additionally, the population growth trends continue to place demands both in this Community and for the City as a whole to continue to provide more housing opportunities for all income ranges. The applicant is proposing a good, long-term development which will provide positive value to the neighborhood and provide for new single-family housing stock and a new and creative opportunity to provide housing ownership. In this case, this is a good location for the new housing stock because the proposed development of 73 lots is a good transitional development.

Also, while community members are always sensitive to development which could exacerbate the negative impacts that the neighborhood experiences including parking, traffic, noise, and crime, many residents felt that their neighborhood is already at capacity with its on-street parking and at capacity with traffic, especially those residents along Chase Street and in those areas east of the proposed project. The applicant has responded by limiting vehicular access to the site from Woodley Avenue only. The Chase Street entrance will be restricted to emergency vehicles only but will permit pedestrian and bike access and egress.

Similarly, many of the residents in the area east of the project, the North Hills Neighborhood Council, and Council District 12 have testified that they did not want Eccles Street improved even though the Bureau of Engineering (BOE) recommended that the project developer make improvements to it at the project's eastern side. In fact, BOE recommended in a May 5, 2014 letter that the project developer dedicate and improve Eccles Street as follows: (1) a concrete curb, a concrete gutter, and a 5-foot concrete sidewalk and landscaping of the parkway or full-width sidewalk with tree wells; (2) suitable surfacing to join the existing pavements and to complete a 36-foot and variable roadway; (3) any necessary removal and reconstruction of existing improvements; (4) the necessary transitions to join the existing improvement; and (5) suitable improvement of 35-foot curb radius cul-de-sac. Notwithstanding BOE's recommendation, the improvement to Eccles Street is not a necessary improvement to advance the City's circulation in the immediate area and is not being included in this action.

Finally, it was presented by those who testified and submitted letters the safety issue related to cars travelling along Woodley Avenue in front of the project site and in general along Woodley Avenue between Roscoe Boulevard and Chase Street. There are no traffic signals in this area which is regarded by the residents as a major safety issue. Most letters, emails, calls and testimony both in support of and in opposition to the project have requested a signalized intersection at the project entrance. DOT has revised their letter to include this as a necessary traffic mitigation measure.

Conclusion:

Since the last Community Plan update in June 1999, the population growth has placed demands both in this community and for the City as a whole to continue to provide more housing opportunities for all income ranges. The proposed Project will provide for new single-family housing stock and an opportunity to provide housing ownership across all income ranges. The development of a 73-dwelling unit Small Lot Subdivision is consistent with the Community

Plan's goal to provide new housing opportunities. Moreover, the density proposed by the applicant is consistent with the character of the surrounding neighborhood.

Staff recommends that the City Planning Commission approve and recommend to the City Council that they adopt a zone change to (T)(Q)RD6. This recommended zone would still permit a density similar to that of the surrounding neighborhoods (primary RS-1 zoning which is one (1) unit per 7,500 square feet of lot area). Staff further recommends that the City Planning Commission approve the General Plan Amendment to Low Medium I Residential over the Project site as well as the approval of the Site Plan Review and the Adjustment requests.

(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 three (3) Open Space Lots. These Open Space Lots shall be accessible to all residents of the development. 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 9 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 streets 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.

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 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:
 - a. Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.
 - b. All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.
 - c. Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division the Department of Public Works, Bureau of Street Services.
9. **Tree Removal (Locally Protected Species).** The removal of any locally protected species of trees shall do the following:
 - a. All protected tree removals require approval from the Board of Public Works.
 - b. A Tree Report shall be submitted to the Urban Forestry Division of the Bureau of Street Services, Department of Public Works, for review and approval (213-847-3077), prior to implementation of the Report's recommended measures.
 - c. A minimum of two trees (a minimum of 48-inch box in size if available) shall be planted for each protected tree that is removed. The canopy of the replacement trees, at the time they are planted, shall be in proportion to the canopies of the protected tree(s) removed and shall be to the satisfaction of the Urban Forestry Division.
 - d. The location of trees planted for the purposes of replacing a removed protected tree shall be clearly indicated on the required landscape plan, which shall also indicate the replacement tree species and further contain the phrase "Replacement Tree" in its description.
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 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. **Haul Route (Non-Hillside):** The project involves the import/export of 20,000 cubic yards or more of dirt shall obtain haul route approval by the Department of Building and Safety.
- a. All haul route hours shall be limited to off-peak hours as determined by Board of Building and Safety Commissioners.
- b. The Department of Transportation shall recommend to the Building and Safety Commission Office the appropriate size of trucks allowed for hauling, best route of travel, the appropriate number of flag people.
- c. The Department of Building and Safety shall stagger haul trucks based upon a specific area's capacity, as determined by the Department of Transportation, and the amount of soil proposed to be hauled to minimize cumulative traffic and congestion impacts.
- d. The applicant shall be limited to no more than two trucks at any given time within the site's staging area.
- e. The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.

Additionally, 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:

- aa. LADBS shall assign specific haul route hours of operation based upon Parthenia Street Elementary School's hours of operation.
- bb. Haul route scheduling shall be sequenced to minimize conflicts with pedestrians, school buses and cars at the arrival and dismissal times of the school day. Haul route trucks shall not be routed past the school during periods when school is in session especially when students are arriving or departing from the campus.

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, February 24, 2015, the project shall install a signal at their Woodley Avenue entrance.

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.

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) That a variable width right-of-way be dedicated to complete a 47-foot property line radius cul-de-sac at the westerly terminus of Eccles Street and within the tract area on alignment satisfactory to the Valley District Engineering Office.
- (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, the private driveways be named on the final map.
- (7) 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 of Engineering and the Department of Transportation. Emergency vehicular access shall be subject to the approval of the Fire Department and other responsible agencies.

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.

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 plans 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 their 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 land 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 streets shall be recorded as Private Streets, and fire lane. All private street plans shall show the words "Private Street and Fire Lane" within the private street easement.
 - 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) Private streets and entry gates will be built to City Standards to the satisfaction of the City Engineer and 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. (Env'l)

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.

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 the dwelling units facing 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 five (5) 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:
 - i. The maximum height shall be 8'-0".
 - ii. The entire wall shall avoid long expanses and incorporate openings, changes in materials, texture, and/or landscaping. Specifically, the wall shall be broken-up

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 gate in front of each lot allowing pedestrian ingress and egress and each entry gate may be enhanced with decorative sconces or trellises which may be permitted up to a maximum height of 8'-0".
- iii. 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".
- iv. 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 westerly boundary along Woodley Avenue. 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 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.

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

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

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 Scope**

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 embrace 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 and 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 RDI.5 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.

PUBLIC HEARING AND COMMUNICATIONS

Public Hearing and Summary of Public Hearing Testimony

The public hearing was held at the Marvin Braude Constituent Service Center on **Friday, January 23, 2015 at 1:00 pm**. The public hearing was attended by approximately 50 individuals, including the applicant and applicant's representative. Mr. Brian Oh from the Council District representing the area (Council District 12) attended the meeting. The hearing lasted approximately 2 hours.

At the public hearing, the applicants, Eric and Loren Borstein, presented an overview of the requested applications and the proposed project, including a site plan, elevations, floor plans and a conceptual landscape plan. They also outlined the community outreach which was done for the project. The applicants stressed that the proposed project density at 73 dwelling units was consistent with adjacent development patterns to the north and east and that the population growth trends will continue to place demands both in this community and for the City as a whole to continue to provide more new housing opportunities for all income ranges. The applicant stated that they are proposing a good, long-term development which will provide positive value to the neighborhood and provide for new single-family housing stock and a new and creative opportunity to provide housing ownership. Additionally, the applicant stated that the proposed development of 73 lots are not typical of other Small Lot Subdivisions with a range of lot sizes from 4,800 square feet to over 10,400 square feet with all lots will have plenty of private open space with big front and rear yards. Finally, the applicant stressed that the future project incorporates many desired aspects from neighborhood meetings and discussions.

In addition to the applicant, approximately twelve (12) persons either spoke at the hearing or submitted speaker cards both for and against the project.

Of those who spoke **against** the project, concerns raised included: potential traffic impacts to the neighborhood including cut-through traffic; the density proposed is not compatible with the existing large homes and lots areas to the north, east and south; and the project does not provide sufficient guest parking onsite. Many felt that their neighborhood is already at capacity with its on-street parking and at capacity with traffic, especially those residents along Chase Street and in those areas east of the proposed project. Also, several community members felt that the development will exacerbate the negative impacts that the neighborhood experiences including parking, traffic, air quality, noise, and crime.

Additionally, approximately 17 letters/emails were transmitted to the hearing officer against the project. Many of the letters echo those comments raised at the public hearing including:

- The location is improper in relation to adjacent uses.
- Surrounding area is all zoned RA-1, RE-9, and RS-1 and the introduction of RD6 zoning will be a drastic increase in density which is not acceptable and does not conform to the intent of the Community Plan.
- The existing infrastructure does not support such a drastic increase in density.
- It is not in conformity with public necessity, convenience, general welfare or good zoning principles.
- The project poses a threat to the public welfare and safety regardless of assurances by the applicant.
- Chase Street will be severely impacted by increased traffic from the property.
- The project is not in harmony with the various elements and objectives of the Community Plan.

- The proposed development is contrary to, and incompatible with, the essential character of the surrounding rural, rustic neighborhood. The majority of the homes are single story ranch style residences. Introduction of 73 two story homes will be out of scale with the existing residential landscape to the north and east and destroy the aesthetics of the area.
- There are numerous very old, mature trees on the site which provide homes for much of the local wildlife. Removal of those trees will destroy the wildlife habitat and further destroy the aesthetics of the area and a major source of oxygen.
- No checks on group homes in the development, including unlicensed, unregulated sober living homes.

Of those who spoke for the project, many were supportive of the general development of the site. They were supportive of a reasonable single-family residential development as opposed to any development of the site for commercial or multiple-family uses. While many were supportive of the project, they wanted to make sure that all vehicles coming to and from the site exclusively from Woodley Avenue. Many wanted a signalized intersection at the project's entrance on Woodley Avenue.

Additionally, approximately 13 letters/emails were transmitted to the hearing officer for the project. Many of the letters echoed those comments raised at the public hearing including:

- That a traffic light be installed at the entrance of the project and Woodley Place.

Communications Received

At the time of this report, approximately (30) e-mails/letters were transmitted to the hearing officer with approximately half for the project and half against the project.

Finally, the North Hills West Neighborhood Council overwhelmingly approved this site plan and proposed project during its February 20, 2014 meeting - including the acceptance of the planned RD6 zone change and incorporates many desired aspects from neighborhood meetings and discussions including:

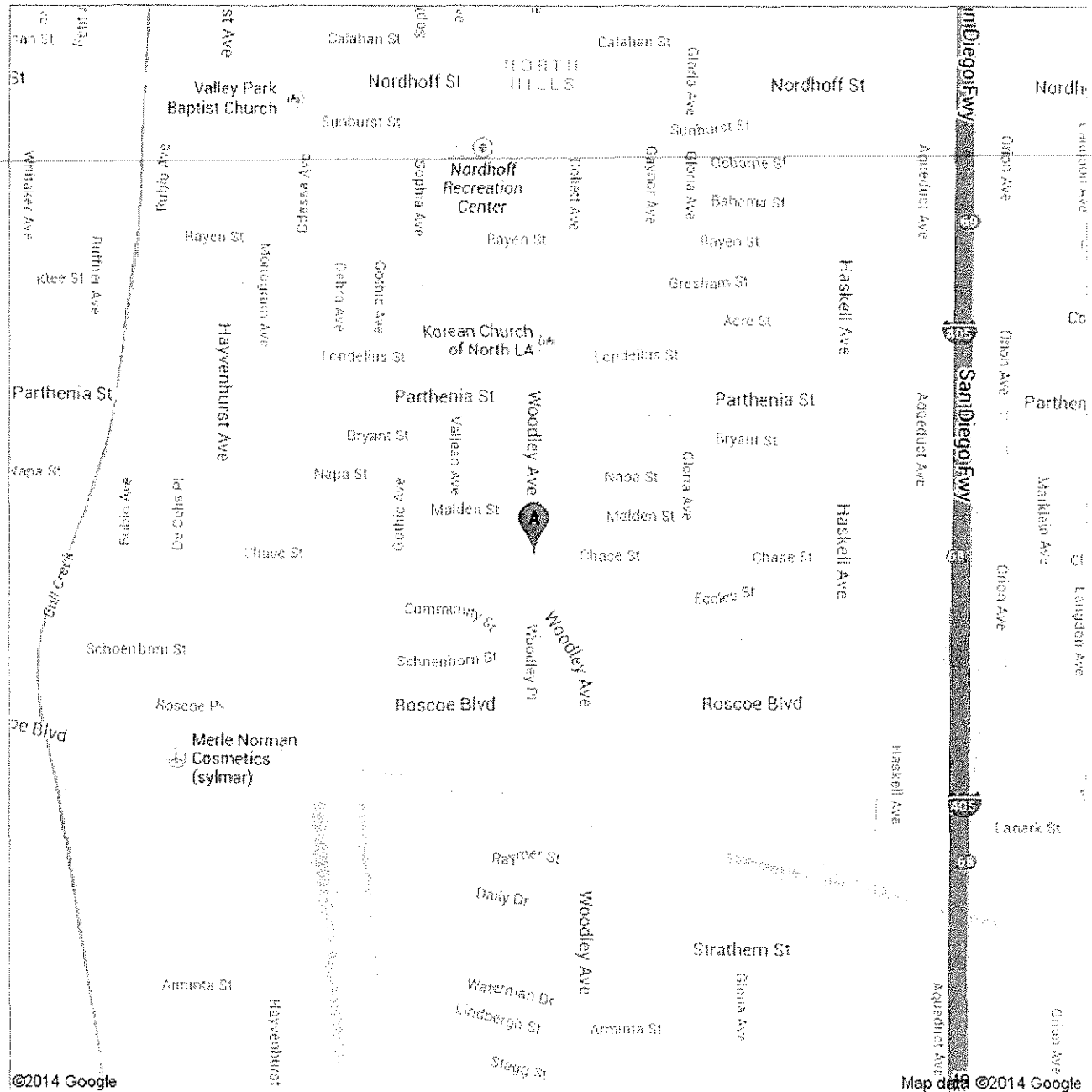
- Providing the main vehicular entry/exit point to the project onto Woodley Avenue.
- Leaving Eccles Street as is, without continuing it through, or creating a cul-de-sac.
- Enhanced landscaping along the perimeter of the project to aesthetically-blend with the community.
- Provide an internal park, and additional open space area, for future residents of the project.
- Provide ample on-site guest parking to reduce visitor parking onto neighboring streets.

A.1 – Vicinity Map



Address **Woodley Ave & Chase St**
Woodley Ave & Chase St
Los Angeles, CA 91343

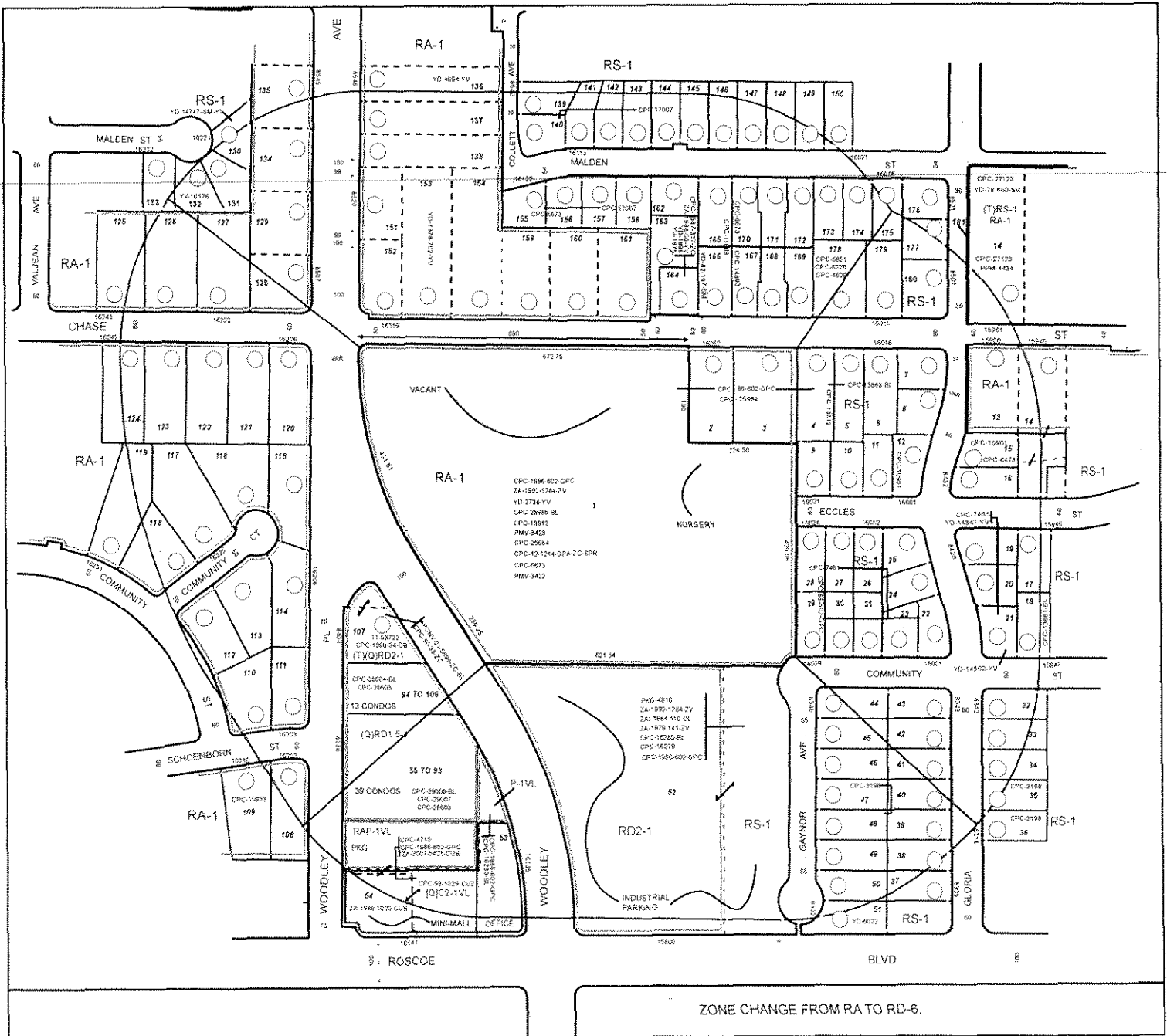
VICINITY



©2014 Google

Map data ©2014 Google

A.2 – Radius Map



LEGAL DESC.: LOT A TRACT PM 3273, BK 75-40/41

ZONE CHANGE & T.T. 72726

Map Prepared by:
Leon Mapping & GIS Services
15031 Chatsworth St, Ste 17
Mission Hills, CA 91345
818-235-7649

leonmapping@hotmail.com
www.laradiusmaps.com

THOMAS BROTHERS
PAGE 531 - GRID F1
PAGE 531 - GRID F2
CPA: Mission Hills - Panorama City - North Hills
Area Planning Commission □ North Valley
Neighborhood Council □ North Hills West
Council District BCD 12 - Mitchell Englander
Census Tract # □1174.04

CASE #
DATE: 01/13/2014
UPDATE: _____

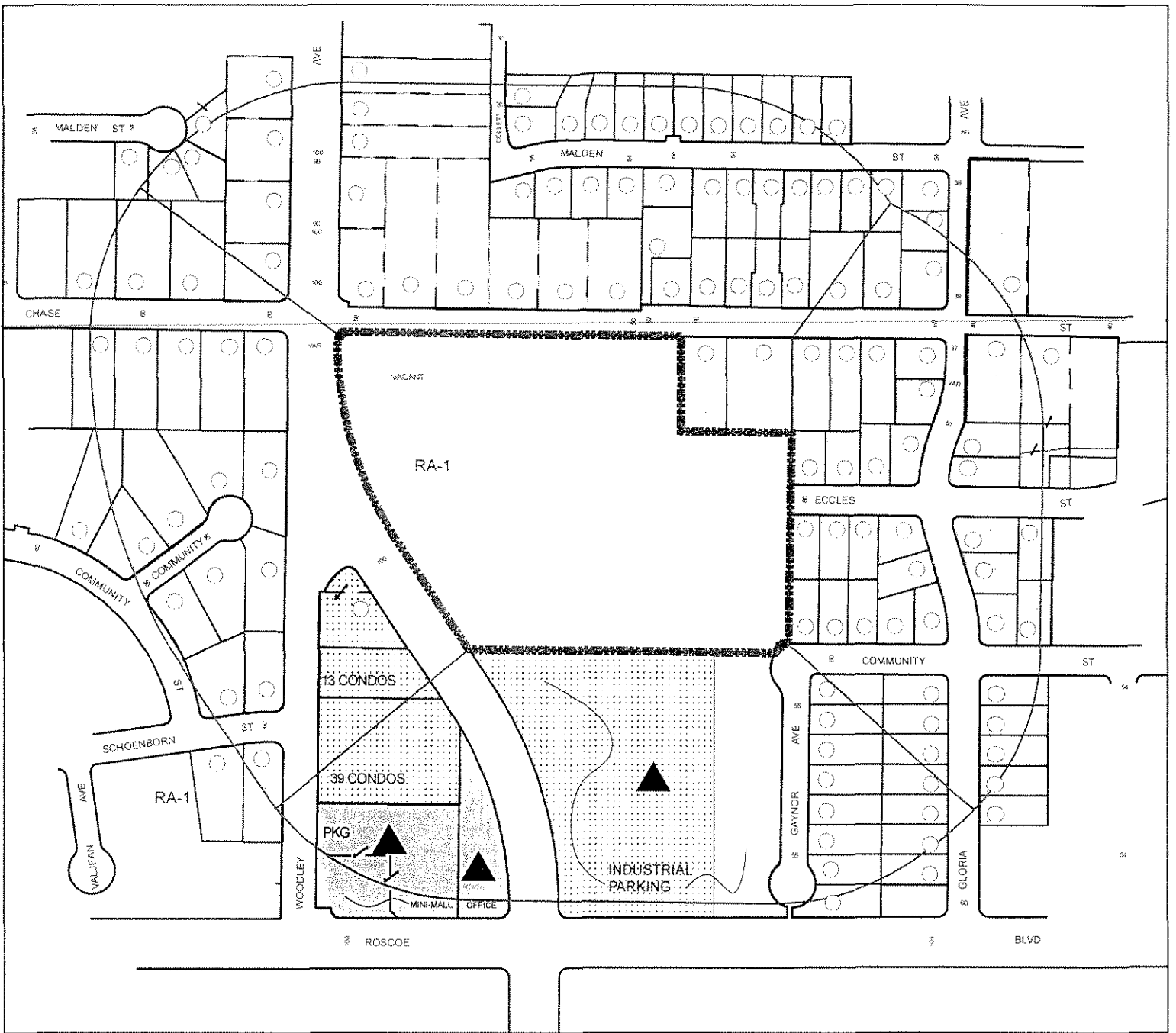
DM: 192B141

ACREAGE: 10.95
SCALE: 1:100



CONTACT: BRAD PORTER
PHONE: (310) 606-9266

A.3 – Existing General Plan Map





EXISTING PLAN





Community Plan Area: Mission Hills - Panorama City - North Hills
 Area Planning Commission: North Valley

DATE: 09/05/2014
 ACREAGE: 10.95

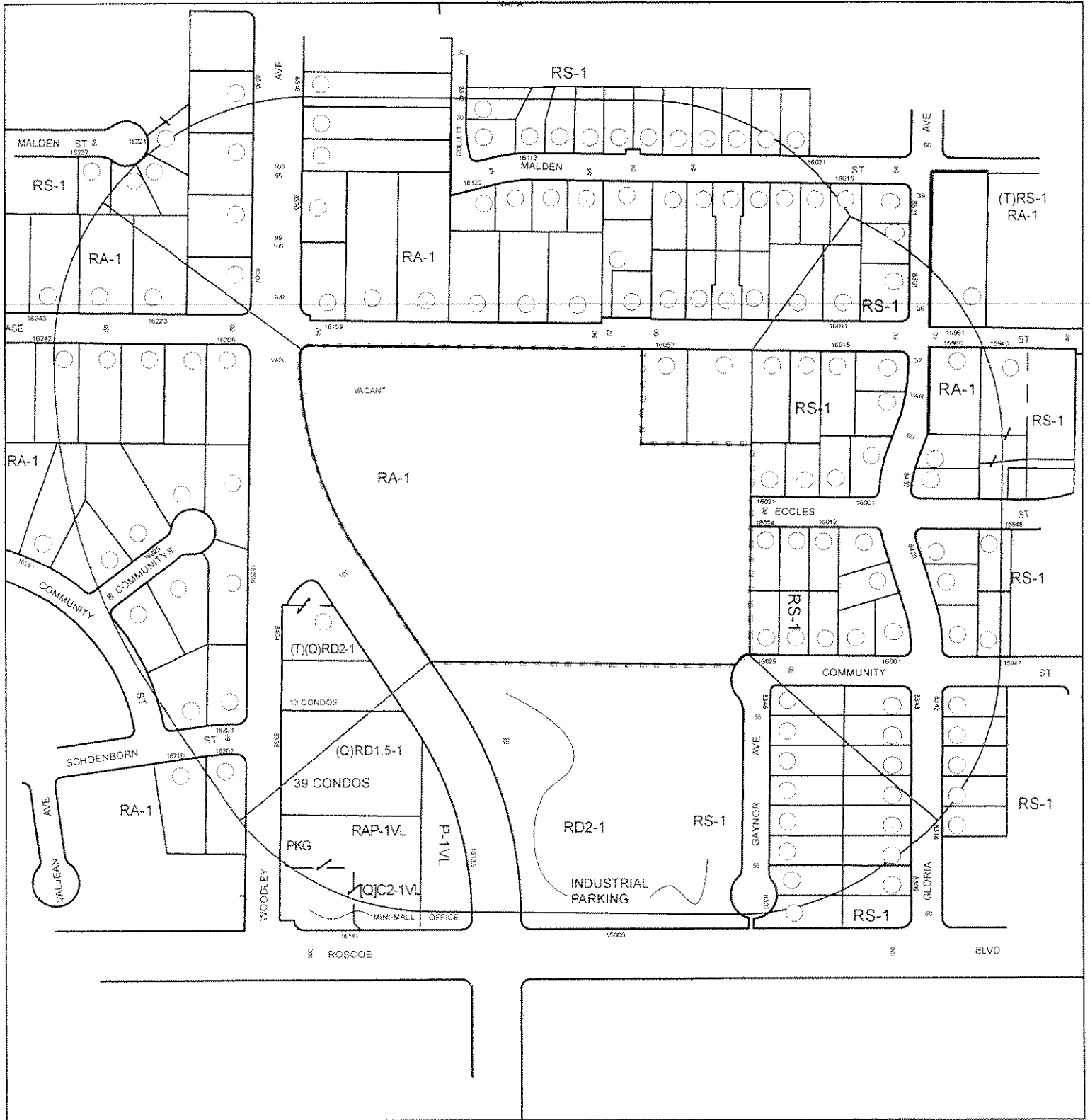
Map Prepared by:
 Leon Mapping & GIS Services
 15031 Chatsworth St, Ste 17
 Mission Hills, CA 91345
 818-235-7649
 leonmapping@hotmail.com
 www.laradiusmaps.com



-  Number of dwelling units
-  Non residential structure

-  GENERAL COMMERCIAL
-  LOW RESIDENTIAL
-  LOW MEDIUM II RESIDENTIAL
-  Existing_Zoning

A.4 – Existing Zoning Map



EXISTING ZONING

REQUEST: FROM RA-1 TO RD-6

 SITE

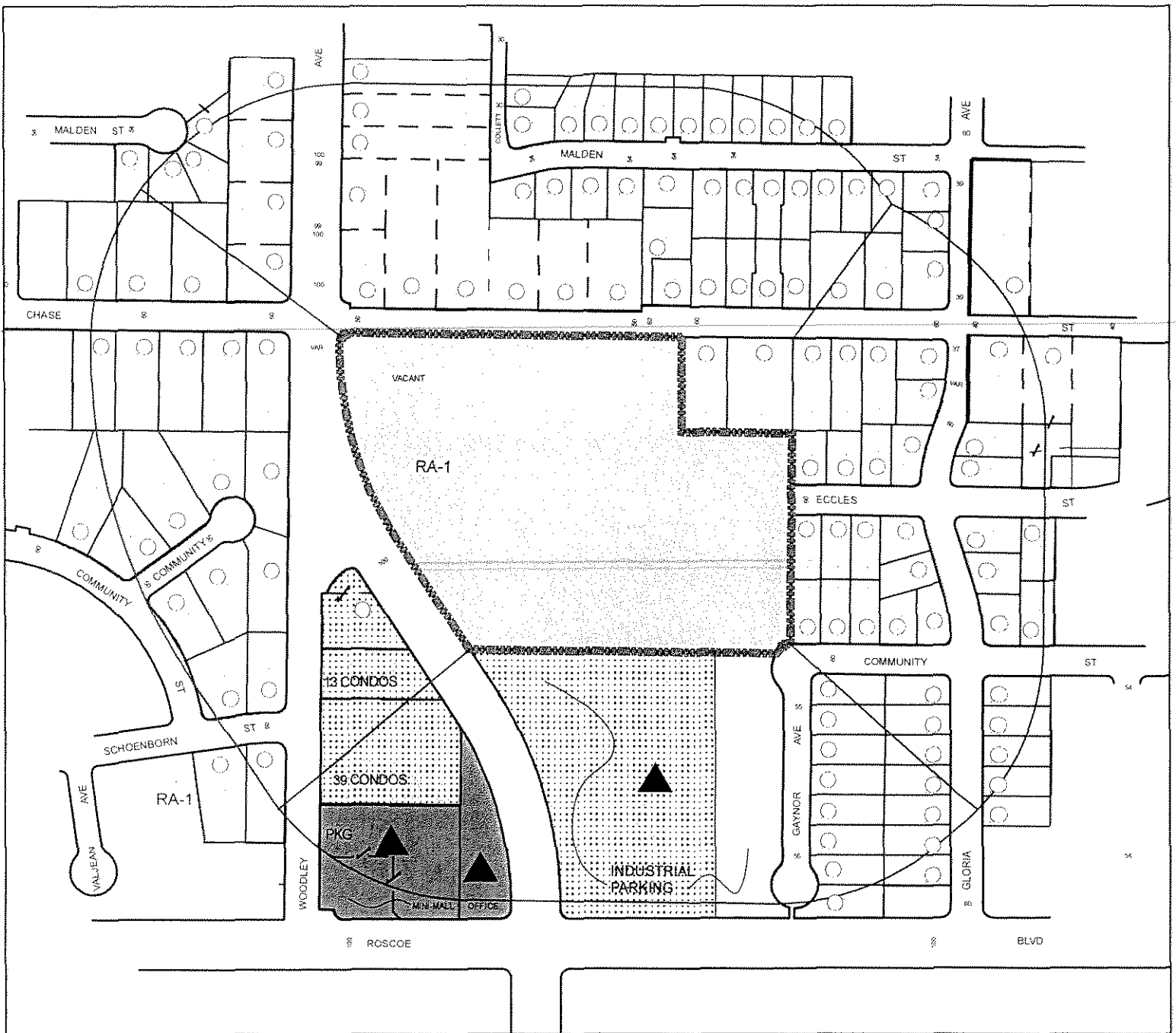
DATE: 09/05/2014

ACREAGE: 10.95



Map Prepared by:
 Leon Mapping & GIS Services
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 818-235-7649
 leonmapping@hotmail.com
 www.laradiusmaps.com



A.5 – Proposed General Plan Map








REQUESTED PLAN

Community Plan Area: Mission Hills - Panorama City - North Hills
 Area Planning Commission: North Valley

DATE: 09/05/2014
 ACREAGE: 10.95

-  Number of dwelling units
-  Non residential structure

-  LOW MEDIUM I RESIDENTIAL
-  GENERAL COMMERCIAL
-  LOW RESIDENTIAL
-  LOW MEDIUM II RESIDENTIAL
-  Existing_Zoning

Map Prepared by:
 Leon Mapping & GIS Services
 15031 Chatsworth St, Ste 17
 Mission Hills, CA 91345
 818-235-7649
leonmapping@hotmail.com
www.laradiusmaps.com



A.6 – Photo Location Map and Photos

PHOTO EXHIBIT 16140 W CHASE ST +



PHOTO EXHIBIT 16140 W CHASE ST +

A



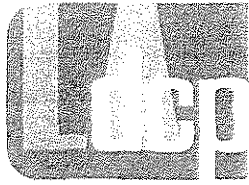
B



C



A.7 – Parcel Profile Report



City of Los Angeles Department of City Planning

1/8/2014

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

16140 W CHASE ST
 16132 W CHASE ST
 16062 W CHASE ST
 16120 W CHASE ST
 16108 W CHASE ST
 16110 W CHASE ST
 8454 N WOODLEY AVE
 8436 N WOODLEY AVE
 8430 N WOODLEY AVE
 8422 N WOODLEY AVE
 8414 N WOODLEY AVE
 16110 1/2 W CHASE ST
 8458 N WOODLEY AVE

ZIP CODES

91343

RECENT ACTIVITY

None

CASE NUMBERS

CPC-6673
 CPC-25985-BL
 CPC-25984
 CPC-2012-1214-GPA-ZC-SPR
 CPC-1986-602-GPC
 CPC-13812
 ORD-164750-SA2630
 ORD-150144
 ORD-150143
 ORD-105718
 ZA-1992-1284-ZV
 YD-2738-YV
 PMV-3422
 PMV-3423
 ENV-2012-1215-MND
 MND-86-100-CUZ
 AFF-43106

Address/Legal Information

PIN Number 192B141 234
 Lot/Parcel Area (Calculated) 477,360.8 (sq ft)
 Thomas Brothers Grid PAGE 531 - GRID F1

Assessor Parcel No. (APN) PAGE 531 - GRID F2
 2673019073
 Tract P M 3273
 Map Reference BK 75-40/41
 Block None
 Lot A
 Arb (Lot Cut Reference) None
 Map Sheet 192B141

Jurisdictional Information

Community Plan Area Mission Hills - Panorama City - North Hills
 Area Planning Commission North Valley
 Neighborhood Council North Hills West
 Council District CD 12 - Mitchell Englander
 Census Tract # 1174.04
 LADBS District Office Van Nuys

Planning and Zoning Information

Special Notes None
 Zoning RA-1
 Zoning Information (ZI) None
 General Plan Land Use Low Residential
 General Plan Footnote(s) Yes
 Hillside Area (Zoning Code) No
 Baseline Hillside Ordinance No
 Baseline Mansionization Ordinance Yes
 Specific Plan Area None
 Special Land Use / Zoning None
 Design Review Board No
 Historic Preservation Review No
 Historic Preservation Overlay Zone None
 Other Historic Designations None
 Other Historic Survey Information None
 Mills Act Contract None
 POD - Pedestrian Oriented Districts None
 CDO - Community Design Overlay None
 NSO - Neighborhood Stabilization Overlay No
 Streetscape No
 Sign District No
 Adaptive Reuse Incentive Area None
 CRA - Community Redevelopment Agency None
 Central City Parking No
 Downtown Parking No
 Building Line None
 500 Ft School Zone No

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

| | |
|------------------------------|---------------------------------|
| 500 Ft Park Zone | No |
| Assessor Information | |
| Assessor Parcel No. (APN) | 2673019073 |
| APN Area (Co. Public Works)* | 10.960 (ac) |
| Use Code | 300V - Vacant Land (Industrial) |
| Assessed Land Val. | \$11,455,979 |
| Assessed Improvement Val. | \$0 |
| Last Owner Change | 08/20/13 |
| Last Sale Amount | \$9 |
| Tax Rate Area | 16 |
| Deed Ref No. (City Clerk) | 5-781 |

5-780

4-47

4-45

4-44

4-43

4-42

4-361

4-124

4-123

3-395

2-799

2-798

1218309

1-39

0-536

| | |
|------------|------------------------|
| Building 1 | No data for building 1 |
| Building 2 | No data for building 2 |
| Building 3 | No data for building 3 |
| Building 4 | No data for building 4 |
| Building 5 | No data for building 5 |

Additional Information

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

Seismic Hazards

| | |
|--------------------------------|---------------------------|
| Active Fault Near-Source Zone | |
| Nearest Fault (Distance in km) | 5.79974724921229 |
| Nearest Fault (Name) | Northridge |
| Region | Los Angeles Blind Thrusts |
| Fault Type | B |
| Slip Rate (mm/year) | 1.5 |
| Slip Geometry | Reverse |
| Slip Type | Poorly Constrained |
| Down Dip Width (km) | 22 |

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 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

| | |
|-----------------------------------|------------|
| Rupture Top | 5 |
| Rupture Bottom | 20 |
| Dip Angle (degrees) | 42 |
| Maximum Magnitude | 7 |
| Alquist-Priolo Fault Zone | No |
| Landslide | No |
| Liquefaction | No |
| Tsunami Inundation Zone | No |
| Economic Development Areas | |
| Business Improvement District | None |
| Renewal Community | No |
| Revitalization Zone | Valley |
| State Enterprise Zone | None |
| State Enterprise Zone Adjacency | No |
| Targeted Neighborhood Initiative | None |
| Public Safety | |
| Police Information | |
| Bureau | Valley |
| Division / Station | Devonshire |
| Reporting District | 1799 |
| Fire Information | |
| Division | 3 |
| Batallion | 10 |
| District / Fire Station | 90 |
| Red Flag Restricted Parking | No |

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 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

CASE SUMMARIES

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

Case Number: CPC-25985-BL
Required Action(s): BL-BUILDING LINE
Project Descriptions(s): Data Not Available

Case Number: CPC-2012-1214-GPA-ZC-SPR
Required Action(s): GPA-GENERAL PLAN AMENDMENT
SPR-SITE PLAN REVIEW
ZC-ZONE CHANGE
Project Descriptions(s): GENERAL PLAN AMENDMENT PURSUANT TO SEC. 12.32 TO CHANGE THE PLAN DESIGNATION TO COMMERCIAL MANUFACTURING FROM EXISTING LOW RESIDENTIAL, AND ZONE CHANGE TO CM-1 FROM THE EXISTING RA-1 ZONE; SITE PLAN REVIEW PURSUANT TO SEC. 16.05 FOR PROPOSED PROJECT REVIEW.

Case Number: CPC-1986-602-GPC
Required Action(s): GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s): GENERAL PLAN CONSISTENCY PROGRAM

Case Number: ZA-1992-1284-ZV
Required Action(s): ZV-ZONE VARIANCE
Project Descriptions(s): REQUEST TO UTILIZE AN EXISTING 6.2-ACRE FULLY IMPROVED PARKING LOT LOCATED IN THE RD2-1 AND RS-1 ZONES TO PARK VEHICLES AND TO STORE VEHICLES ON A TEMPORARY BASIS WITHOUT COMPLYING WITH THE PROVISIONS OF THE APPLICABLE RESIDENTIAL ZONES.

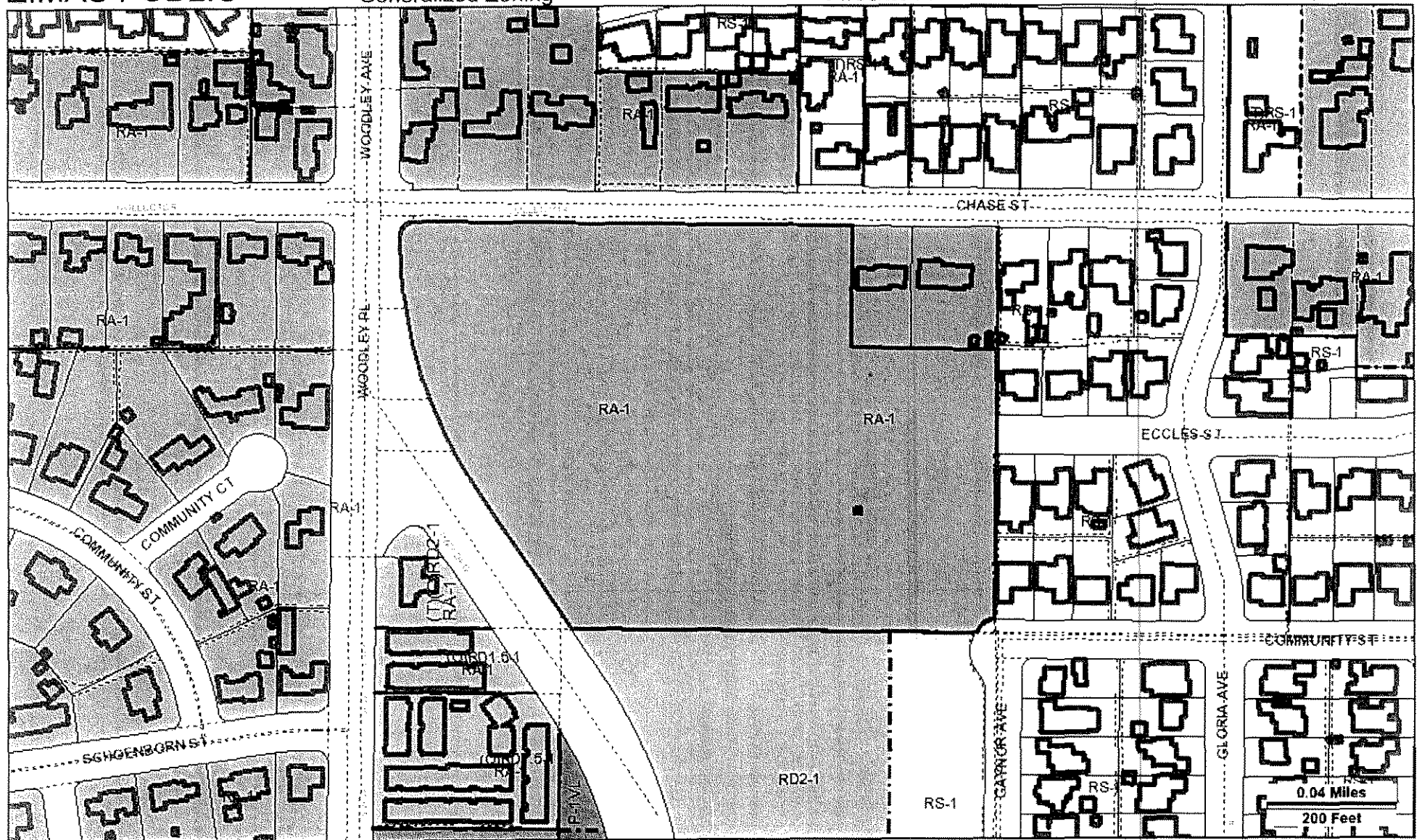
Case Number: YD-2738-YV
Required Action(s): YV-HEIGHT AND DENSITY ADJUSTMENTS 20% OR MORE
Project Descriptions(s): Data Not Available

Case Number: ENV-2012-1215-MND
Required Action(s): MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s): GENERAL PLAN AMENDMENT PURSUANT TO SEC. 12.32 TO CHANGE THE PLAN DESIGNATION TO COMMERCIAL MANUFACTURING FROM EXISTING LOW RESIDENTIAL, AND ZONE CHANGE TO CM-1 FROM THE EXISTING RA-1 ZONE; SITE PLAN REVIEW PURSUANT TO SEC. 16.05 FOR PROPOSED PROJECT REVIEW.

Case Number: MND-86-100-CUZ
Required Action(s): CUZ-ALL OTHER CONDITIONAL USE CASES
Project Descriptions(s): Data Not Available

DATA NOT AVAILABLE

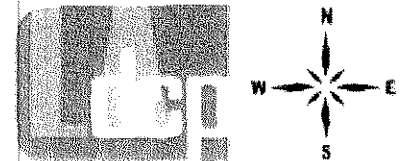
CPC-6673
CPC-25984
CPC-13812
ORD-164750-SA2630
ORD-150144
ORD-150143
ORD-105718
PMV-3422
PMV-3423
AFF-43106



Address: 16140 W CHASE ST
 APN: 2673019073
 PIN #: 192B141 234

Tract: P M 3273
 Block: None
 Lot: A
 Arb: None

Zoning: RA-1
 General Plan: Low Residential



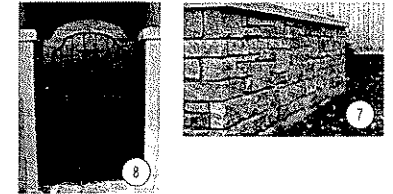
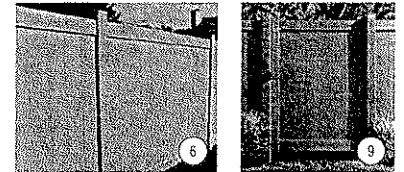
B.1 – Various Site Plans for Entire Site

EXISTING
RESIDENTIAL

CHASE ST.

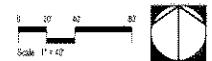
WALL LEGEND

- 1 3" H Splitback CMU Pilecap (18" sq) w/ Precast Cap
- 2 4" H Splitback CMU Pilecap (18" sq) w/ Precast Cap (12" sq)
- 3 6" H Splice Pilecap (18" sq) w/ Precast Cap (along Chase St. only)
- 4 6" H Splice CMU Wall w/ Precast CMU Cap (8' High min. on the PAD side)
- 5 6" H Splice Wall w/ Splice or Precast Cap (8' High min. on the PAD side)
- 6 5' H Vinyl Fence (Tan or Beige Color)
- 7 3' H Decorative Stone Wall (with Precast or Stone Cap)
- 8 6" H x 4" Wood Gate (along Chase St. only)
- 9 5' H Vinyl Gate (Tan or Beige Color)



VACANT LAND (ZONED RD2)

Conceptual Wall & Fence Plan



Borstein Enterprises

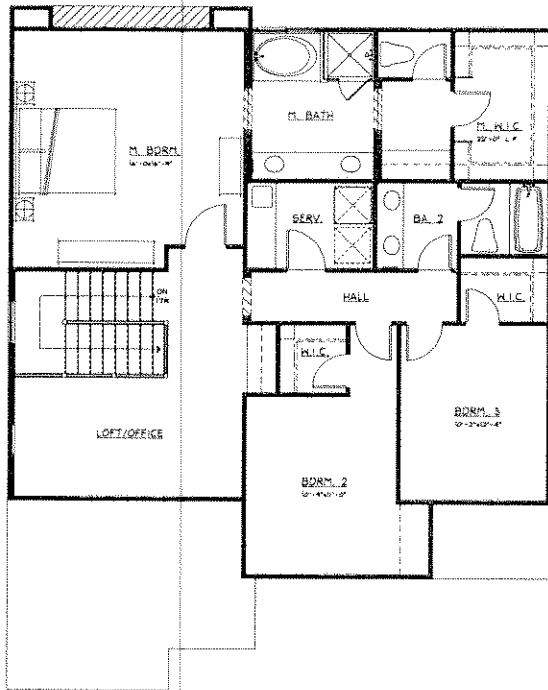
1st City Submitted | Project No. 8553 | Date: Sept 17, 2014

Woodley Ave. & Chase St. (North Hills, CA) PAD

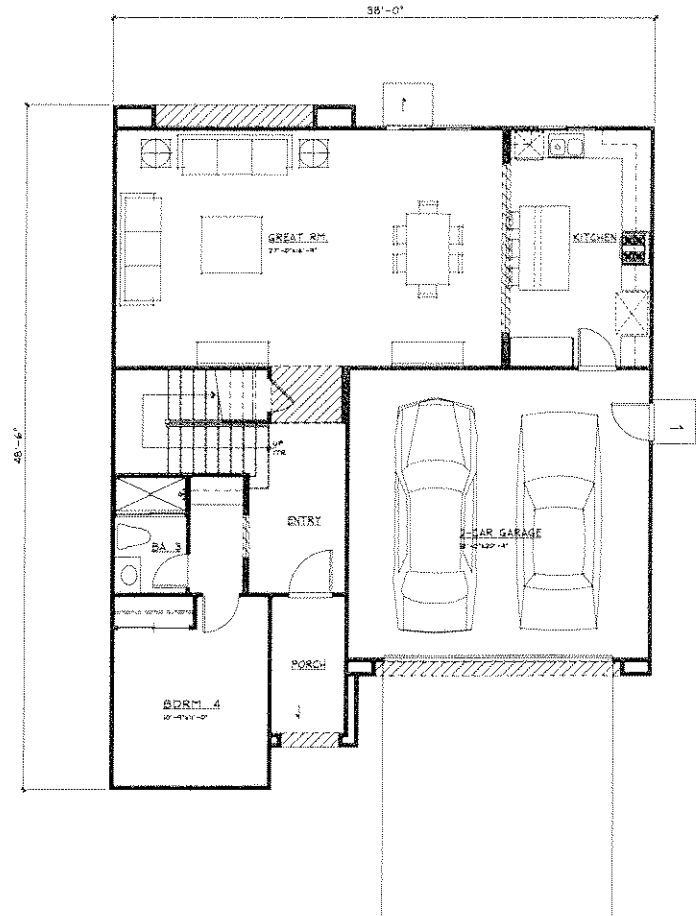
L-2

studio

B.2 – Floor Plans and Elevations



SECOND FLOOR

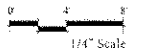


FIRST FLOOR

PLAN I
 2355 S.F.
 4 BDRM/ 3 BATH/ LOFT
 2 CAR GARAGE

CHASE AND WOODLEY

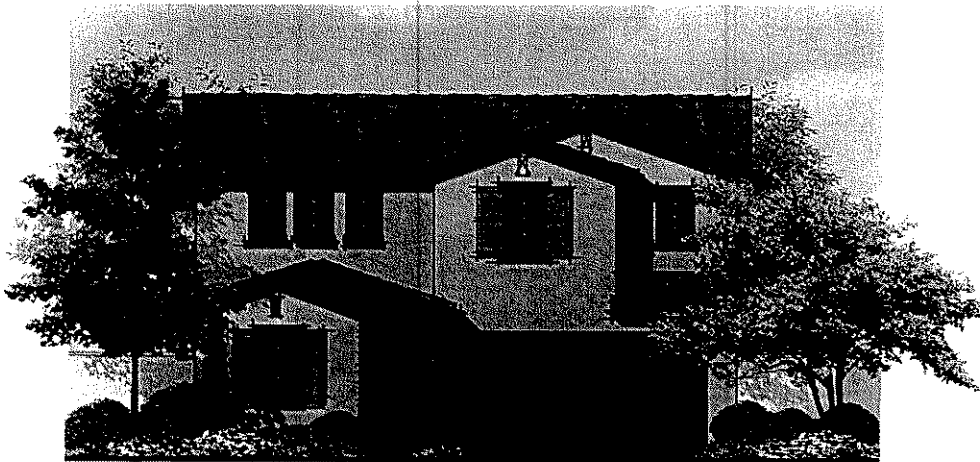
North Hills, California



September 3, 2014



'A'



'B'



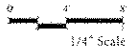
'C'

PLAN I
FRONT ELEVATIONS

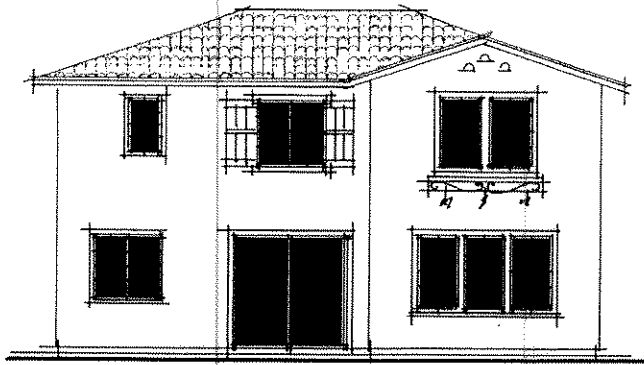
CHASE AND WOODLEY

North Hills, California

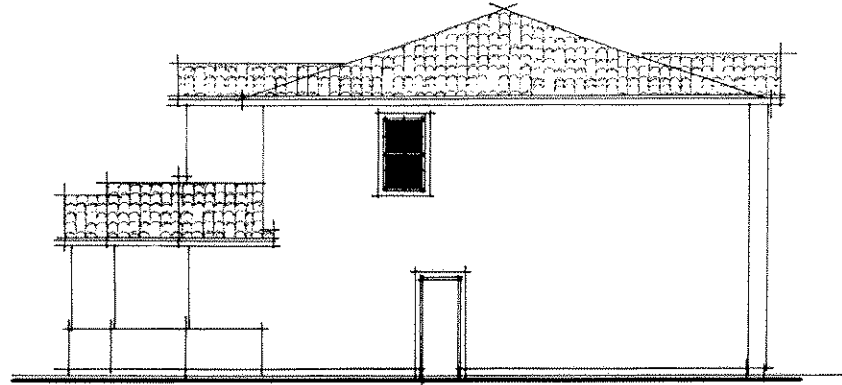
Borstein Enterprises



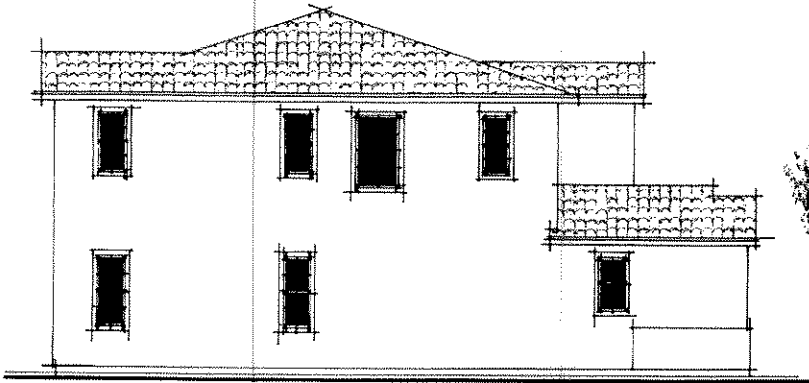
September 3, 2014



REAR



RIGHT



LEFT

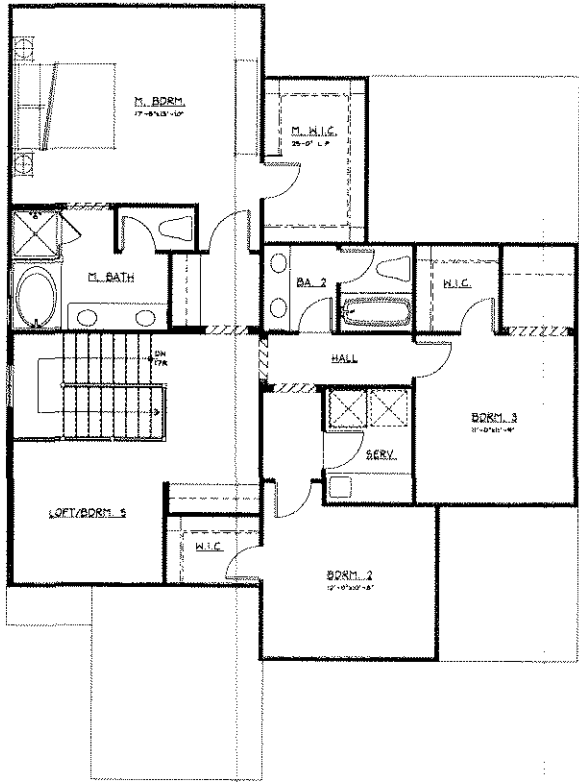


FRONT

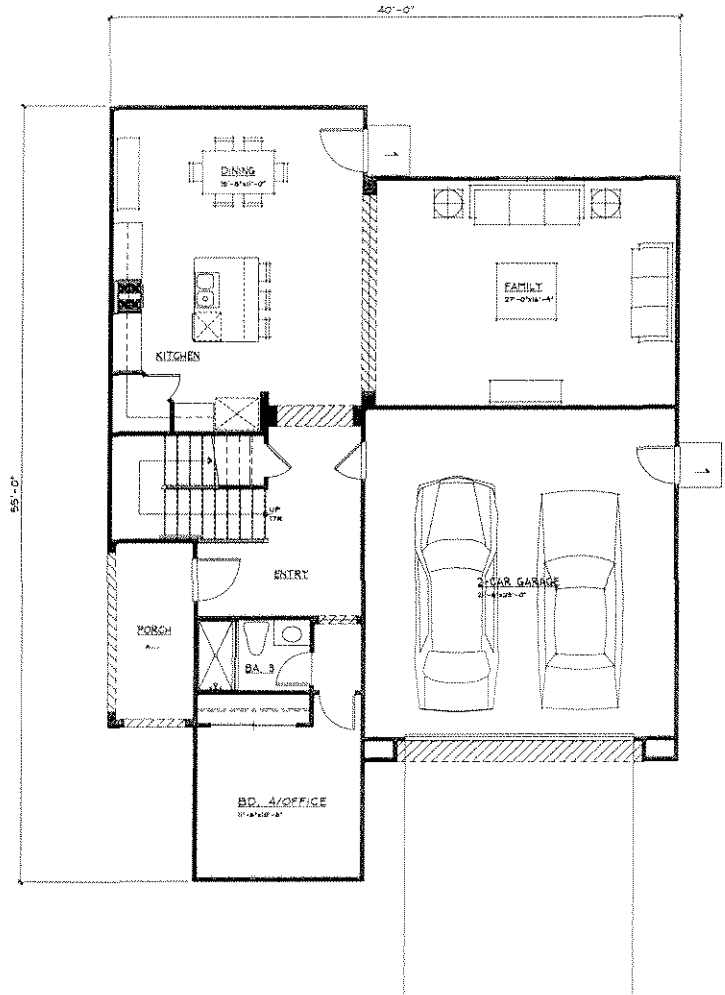
PLAN I
'A' ELEVATIONS

CHASE AND WOODLEY

North Hills, California



SECOND FLOOR



FIRST FLOOR

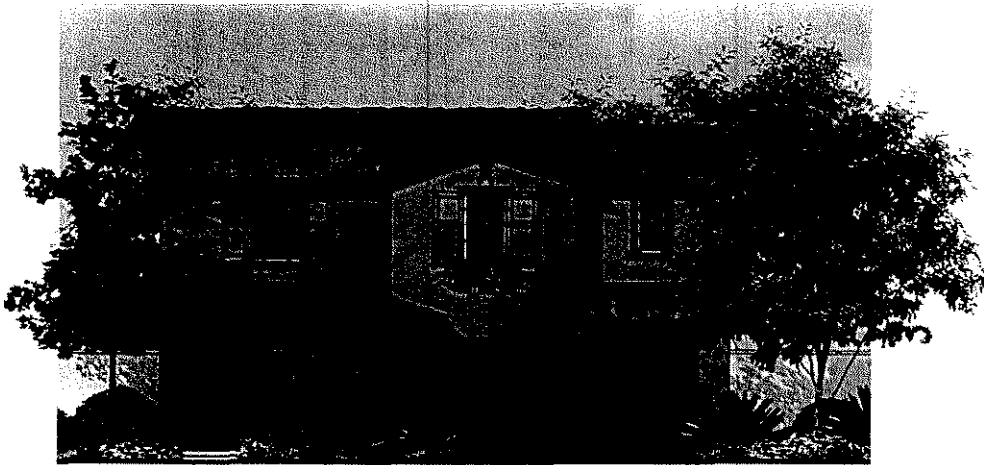
PLAN 2
2511 S.F.
4 BDRM / 3 BATH / LOFT
2 CAR GARAGE

CHASE AND WOODLEY

North Hills, California



'A'



'B'



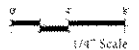
'C'

PLAN 2
FRONT ELEVATIONS

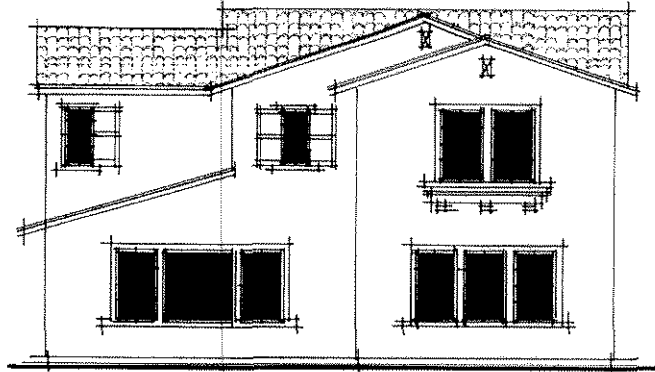
CHASE AND WOODLEY

North Hills, California

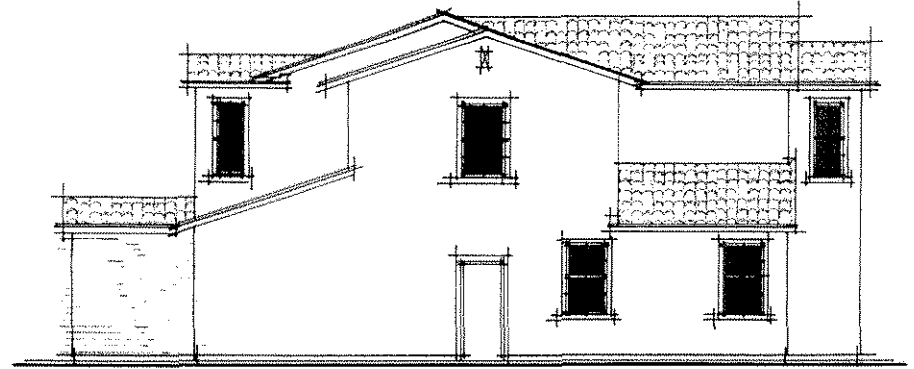
Borstein Enterprises



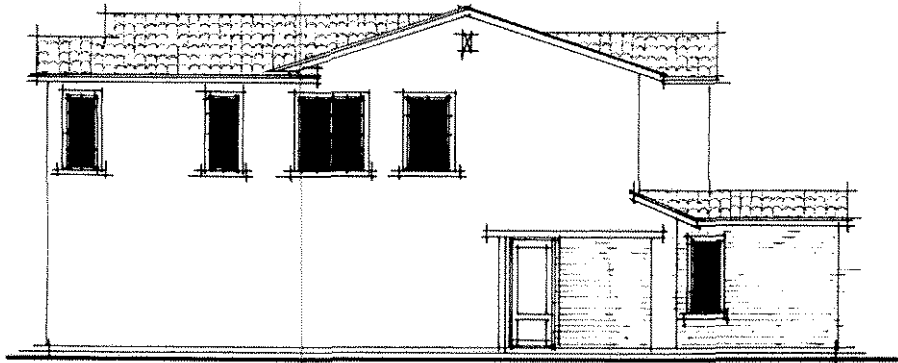
September 3, 2014



REAR



RIGHT



LEFT



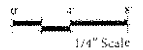
FRONT

PLAN 2
'B' ELEVATIONS

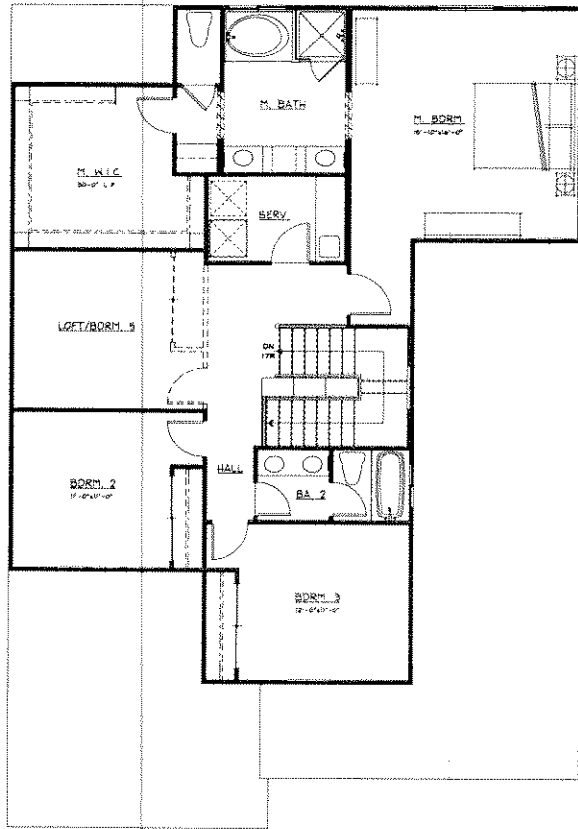
CHASE AND WOODLEY

North Hills, California

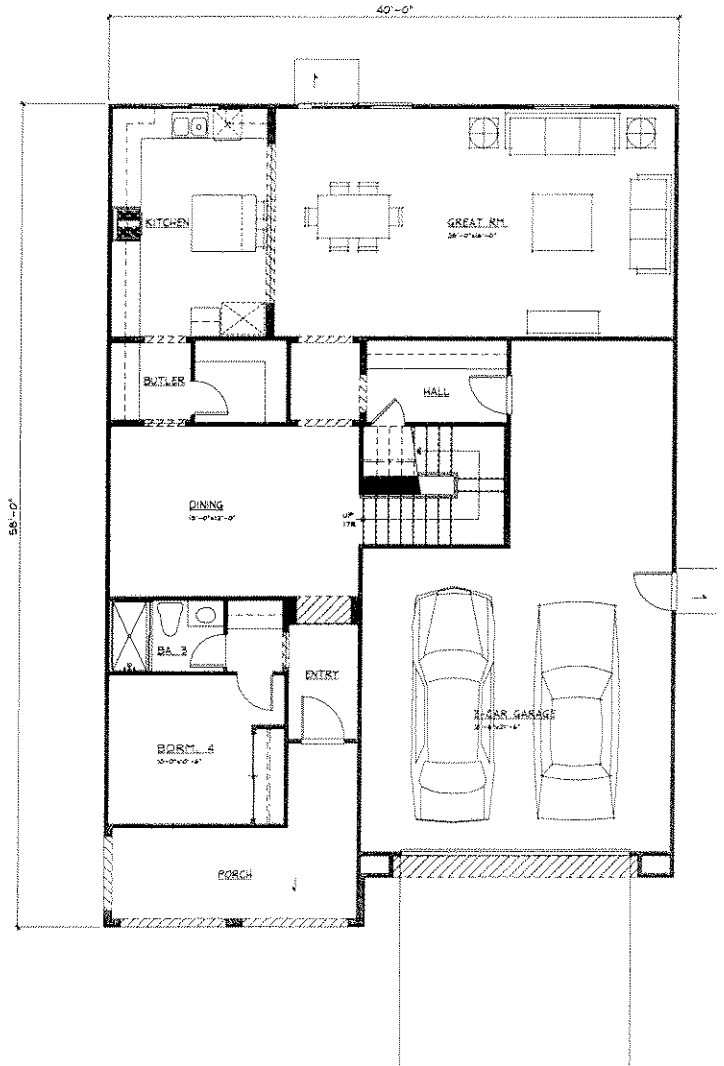
Borstein Enterprises



September 3, 2014



SECOND FLOOR

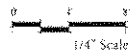


FIRST FLOOR

PLAN 3
 2701 S.F.
 4 BDRM/ 3 BATH/ BONUS/ OPT BDRM 5
 3 CAR GARAGE

CHASE AND WOODLEY

North Hills, California



September 3, 2014



'A'



'B'



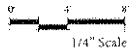
'C'

PLAN 3
FRONT ELEVATIONS

CHASE AND WOODLEY

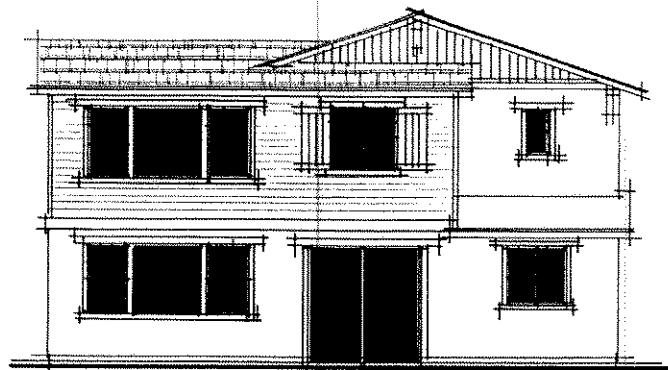
North Hills, California

Borstein Enterprises

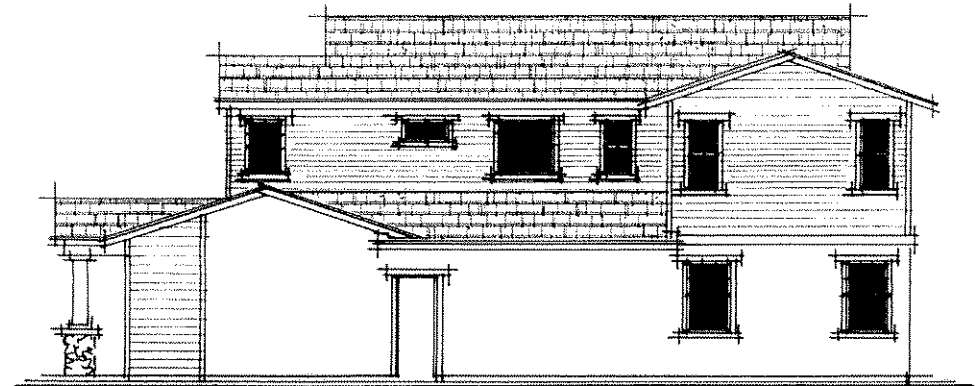


1/4" Scale

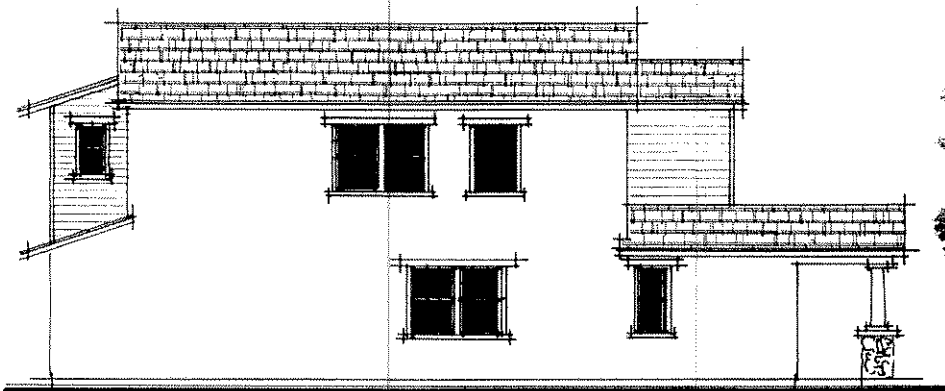
September 3, 2014



REAR



RIGHT



LEFT

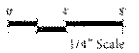


FRONT

PLAN 3
'C' ELEVATIONS

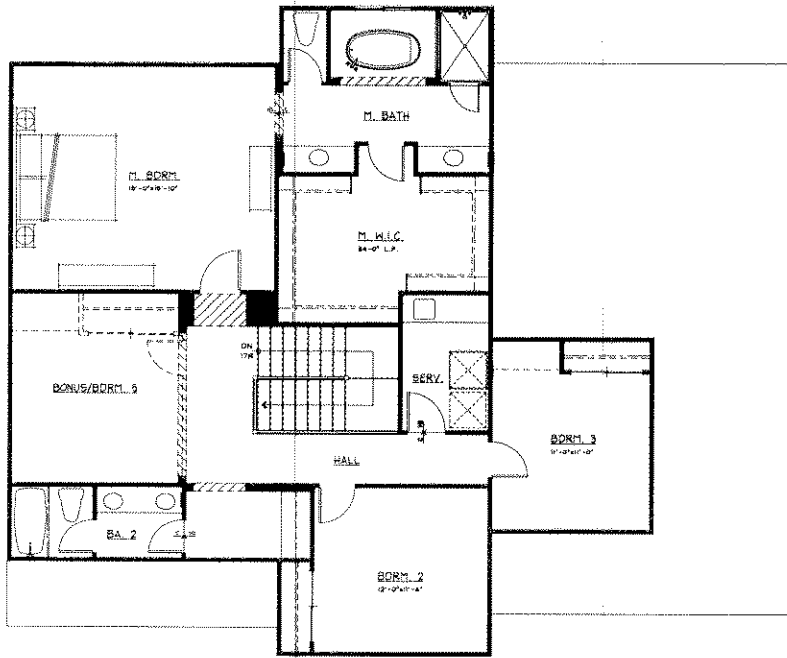
CHASE AND WOODLEY

North Hills, California

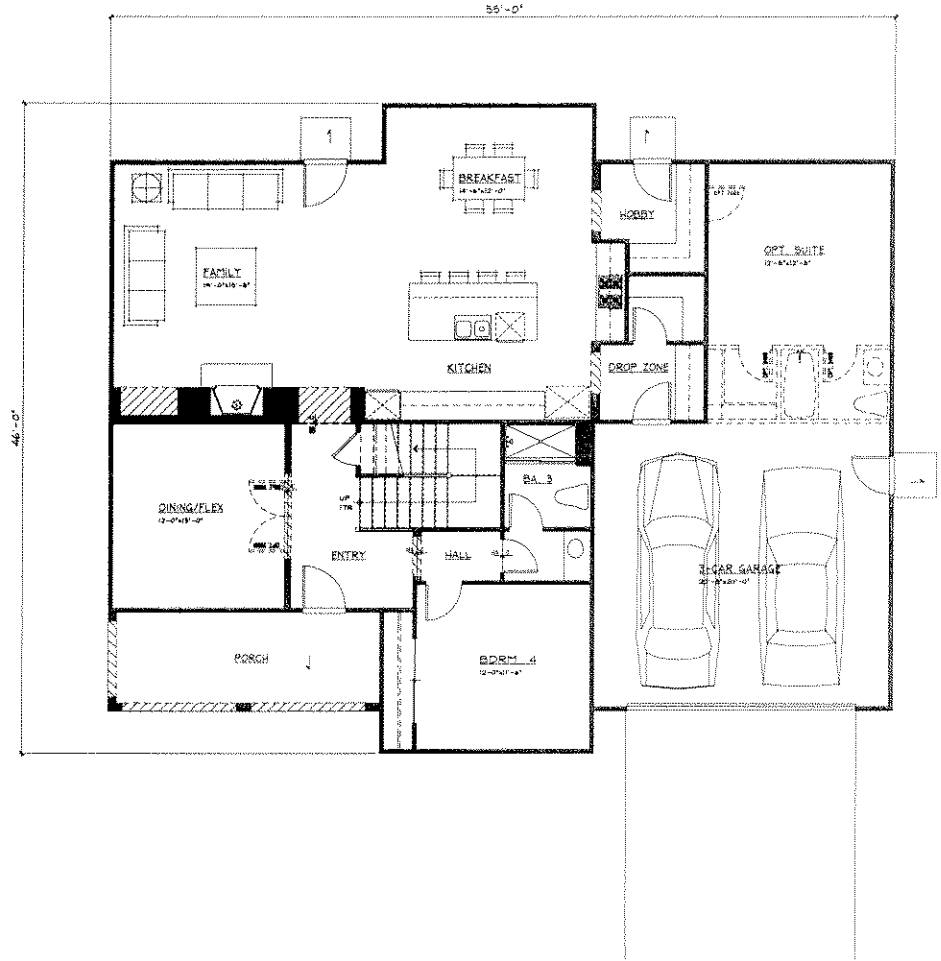


1/4" Scale

September 3, 2014



SECOND FLOOR

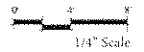


FIRST FLOOR

PLAN 4
 2893 S.F.
 4 BDRM/ 3 BATH/ BONUS/ OPT BDRM 5
 3 CAR GARAGE

CHASE AND WOODLEY

North Hills, California



September 3, 2014



'A'



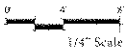
'C'

PLAN 4
FRONT ELEVATIONS

CHASE AND WOODLEY

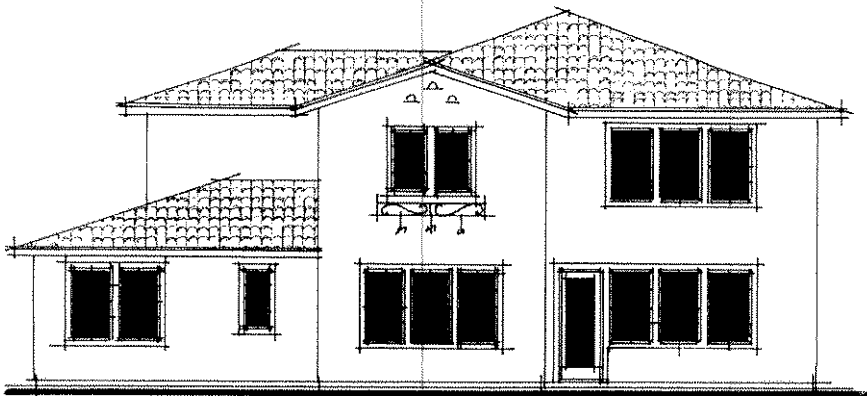
North Hills, California

Borstein Enterprises

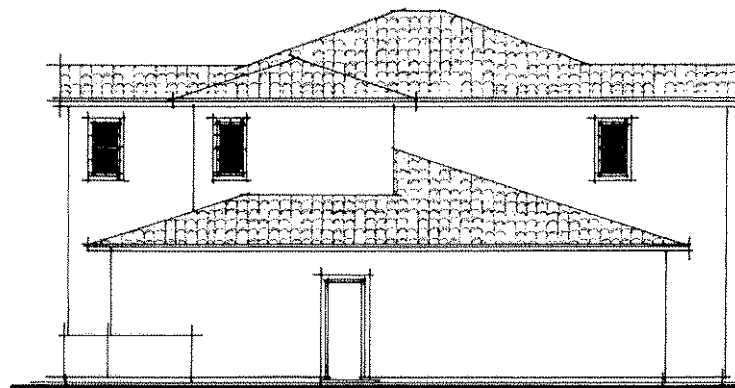


1/4" Scale

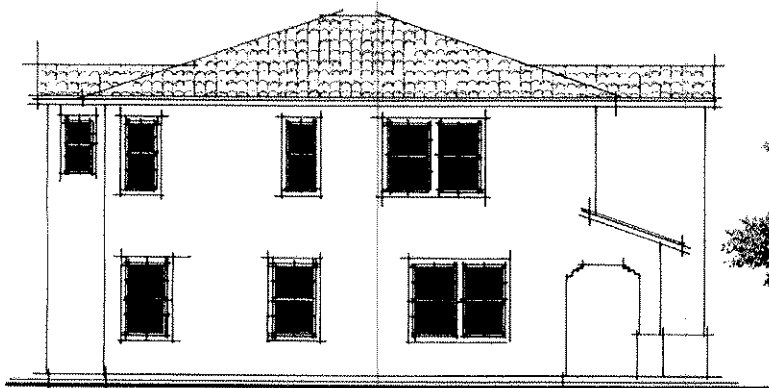
September 3, 2014



REAR



RIGHT



LEFT



FRONT

PLAN 4
'A' ELEVATIONS

CHASE AND WOODLEY

North Hills, California



'A'



'C'

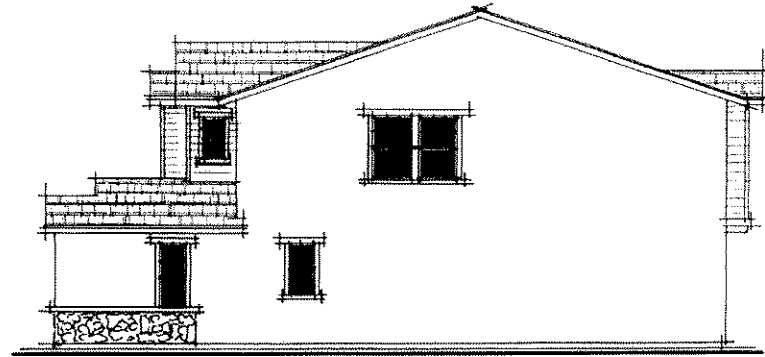
PLAN 5
FRONT ELEVATIONS

CHASE AND WOODLEY

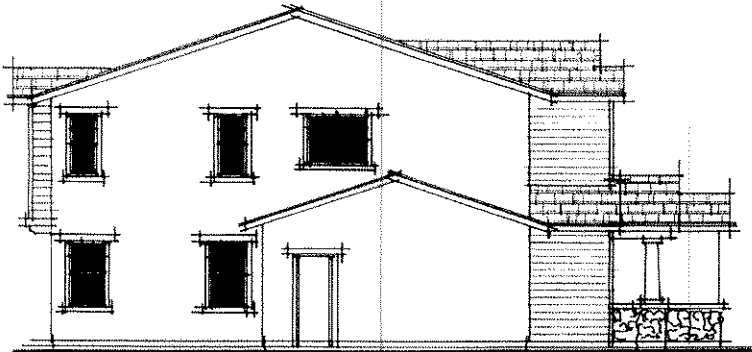
North Hills, California



REAR



RIGHT



LEFT

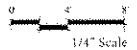


FRONT

PLAN 5
'C' ELEVATIONS

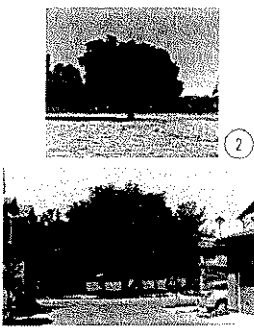
CHASE AND WOODLEY

North Hills, California



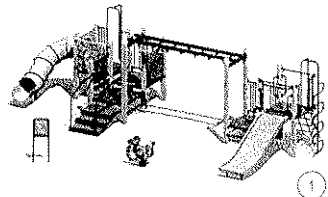
September 3, 2014

B.3 – Landscape/Planting Plans



LEGEND

1. Community lot lot (with wood fiber surface)
2. Existing Coast Live Oak, preserved in place as community specimen
3. Tree decking above or around existing Oak tree roots
4. Swinging vehicular gates at main project entry
5. Specimen Tree and guest keypad kiosk / column at entry median
6. Metal pedestrian entry gates with controlled access
7. Enhanced concrete pavers at main entry
8. Private yard, homeowner maintained
9. 4 FT wide natural colored concrete sidewalks (with medium top-cast finish & saw-cut joints)
10. 3 FT to 4 FT wide natural colored concrete walks (with medium top-cast finish & saw-cut joints)
11. Natural colored concrete driveways (with medium top-cast finish & saw-cut joints)
12. Proposed gate, per Wall & Fence Plan
13. 5' wide St. sidewalk and parkway along Chase, per Civil plans
14. Proposed plaster, refer to Wall & Fence plan
15. Proposed wall / fence, refer to Wall & Fence plan
16. Proposed tree, refer to Planting Plan
17. Guest & AOA parking deck
18. Passive open space or Bio retention area, HOA Maintained
19. Community OBU mailboxes
20. ROW / Property Line

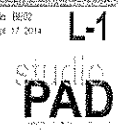


Conceptual Landscape Plan

Borstein Enterprises

1st City Submittal | Project No. B672
Date: Sept 17, 2014

Woodley Ave. & Chase St. (North Hills, CA) PAD



EXISTING RESIDENTIAL

CHASE ST.

E



VACANT LAND (ZONED RD2)

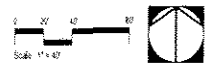
PLANTING LEGEND

| Symbol | Type/Form | Supplement | Tree | Size | Height | Qty |
|--------------------------------|--------------------------------------|---|------------------------------------|------------|--------|-----|
| TREES | | | | | | |
| (Starburst) | Vertical | Protea dactyloides (Cape Pine) Styrax nonacollata (Coastal Pine) | Single | 10 FT 8 FT | Low | 22 |
| (Starburst) | Spireform | Quercus agrifolia (Coast Live Oak) | Single | 30 FT | Low | 5 |
| (Starburst) | Canopy | Hesperis matronalis (Gibbous Spiranthes) | Single | 30 FT | Med | 4 |
| (Starburst) | Flowering | Albizia leonensis (Silk Tree) Lagerstrœmia - Mistolope (Mistolope C. Marla) | Single | 24 FT | Low | 52 |
| (Starburst) | Street | Agave attenuata (Papermill Tree) Cordia alliodora (Allspice Tree) Magnolia sp. 'Mia Beauty' (Mia Beauty Magnolia) | Single | 24 FT | Low | 113 |
| (Starburst) | Buffer / Screen | Merceria conopsea (Papermill Mistletoe) Tillandsia cordata (Brazilian Pine) | Single | 24 FT | Low | 50 |
| (Starburst) | Plant / Upright | Podocarpus nubilis (Pine Pine) Hibiscus (Hibiscus Sana) | Single | 24 FT | Med | 12 |
| (Starburst) | Center | Pinus edulis (Alpha Pine) | Single | 24 FT | Med | 4 |
| (Starburst) | Columnar | Cupressus sempervirens (Italian Cypress) Podocarpus leucolabrum (Silver Tree) Podocarpus n. 'Mia Beauty' (Mia Beauty) | Single | 15 FT | Low | 43 |
| (Starburst) | Emphasis or to be planted | Palmyra / R.O.W. Tree (City mandated) | Single | 30 FT | Low | 16 |
| ACCENT SHRUBS | | | | | | |
| (Starburst) | Accent | Agave or Yucca Species | 15 FT | Low | 31 | |
| (Starburst) | Foreground | Abutilon sp. (Kangaroo Paw) | 15 FT | Low | 47 | |
| (Starburst) | Foundation | Euonymus alatus (Burgundy Euonymus) | 15 FT | Low | 27 | |
| SHRUBS and GROUND COVER | | | | | | |
| (Starburst) | Argemone | Argemone | Kangaroo Paw | | | |
| (Starburst) | Agave | Agave | Dwarf Lily of the Nile | | | |
| (Starburst) | Agave sp | Agave sp | Agave | | | |
| (Starburst) | Aloe | Aloe | Red-tipped Japanese Barbary | | | |
| (Starburst) | Bougainvillea | Bougainvillea | Bougainvillea | | | |
| (Starburst) | Bougainvillea La Jolla | Bougainvillea La Jolla | La Jolla Bougainvillea | | | |
| (Starburst) | Buddleia Purple Haze | Buddleia Purple Haze | Lo & Behold Purple Haze Summer L&B | | | |
| (Starburst) | Buxus microphylla 'Fascini' | Buxus microphylla 'Fascini' | Faulkner Boxwood | | | |
| (Starburst) | Buxus m. japonica 'Green Beauty' | Buxus m. japonica 'Green Beauty' | Japanese Boxwood | | | |
| (Starburst) | Callistemon citrinus 'Little John' | Callistemon citrinus 'Little John' | Dwarf Butterbush | | | |
| (Starburst) | Carex | Carex | Sedges | | | |
| (Starburst) | Cassia m 'Green Carpet' | Cassia m 'Green Carpet' | Dwarf Natal Plum | | | |
| (Starburst) | Chamaecyparis humilis | Chamaecyparis humilis | Mediterranean Fan Palm | | | |
| (Starburst) | Cordyline australis 'Jello' | Cordyline australis 'Jello' | Burgundy Spruce™ Dracaena Palm | | | |
| (Starburst) | Cordyline 'Pink Passion' | Cordyline 'Pink Passion' | Pink Passion Dracaena Palm | | | |
| (Starburst) | Dianella longissimum | Dianella longissimum | Mexican Grass Tree | | | |
| (Starburst) | Dalopsea cooperi | Dalopsea cooperi | Trailing Ice Plant | | | |
| (Starburst) | Dymondia margaritae | Dymondia margaritae | Silver Carpet | | | |
| (Starburst) | Feijoa salicoides | Feijoa salicoides | Phonopie Guava | | | |
| (Starburst) | Fig sp | Fig sp | Fig | | | |
| (Starburst) | Lavandula stoechas 'Larkman Haze' | Lavandula stoechas 'Larkman Haze' | Haze™ Spanish Lavender | | | |
| (Starburst) | Ligustrum japonicum 'Teuratum' | Ligustrum japonicum 'Teuratum' | Japanese Privet | | | |
| (Starburst) | Nasella pulchra | Nasella pulchra | Purple Nassobegrass | | | |
| (Starburst) | Muhlenbergia elegans | Muhlenbergia elegans | Deer Grass | | | |
| (Starburst) | Raphiostylis indica 'Clara' | Raphiostylis indica 'Clara' | India Lawnmower | | | |
| (Starburst) | Rosa sp | Rosa sp | Carpet Roses | | | |
| (Starburst) | Rosmarinus sp 'Huntington Carpet' | Rosmarinus sp 'Huntington Carpet' | Groundcover / Prostrate Rosemary | | | |
| (Starburst) | Rosmarinus officinalis 'Tuscan Blue' | Rosmarinus officinalis 'Tuscan Blue' | Rosemary | | | |
| (Starburst) | Streitzia reginae | Streitzia reginae | Bird of Paradise | | | |
| (Starburst) | Trachopogonum jasmoides | Trachopogonum jasmoides | Star Jasmine | | | |
| (Starburst) | Xylocarpus complanatus 'Compact' | Xylocarpus complanatus 'Compact' | Compact Xylocarpus | | | |

- VINES & ESPALIERS**
- Bougainvillea 'Minka' (For La Jolla Bougainvillea)
 - Pandorea jasminoides 'Lady Di'
 - Ficus pumila
 - Bougainvillea
 - White Flower Vine
 - Creeping Fig

- NOTES**
- Irrigation (including spray and/or drip) will be provided, in the Construction Document phase, and to be installed per local California water regulations (AB1881).
 - Vehicular Swinging & Sliding Gates to be installed per local Fire Codes & Regulations.
 - Transformers, back-flow preventers & other above-ground utilities to be screened with landscape as permitted per local codes & regulations
 - Landscape lighting (landscape up-lights, path lights/collards, etc.) to be coordinated with Electrical Engineer in future phase.

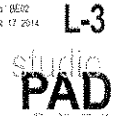
Conceptual Planting Plan



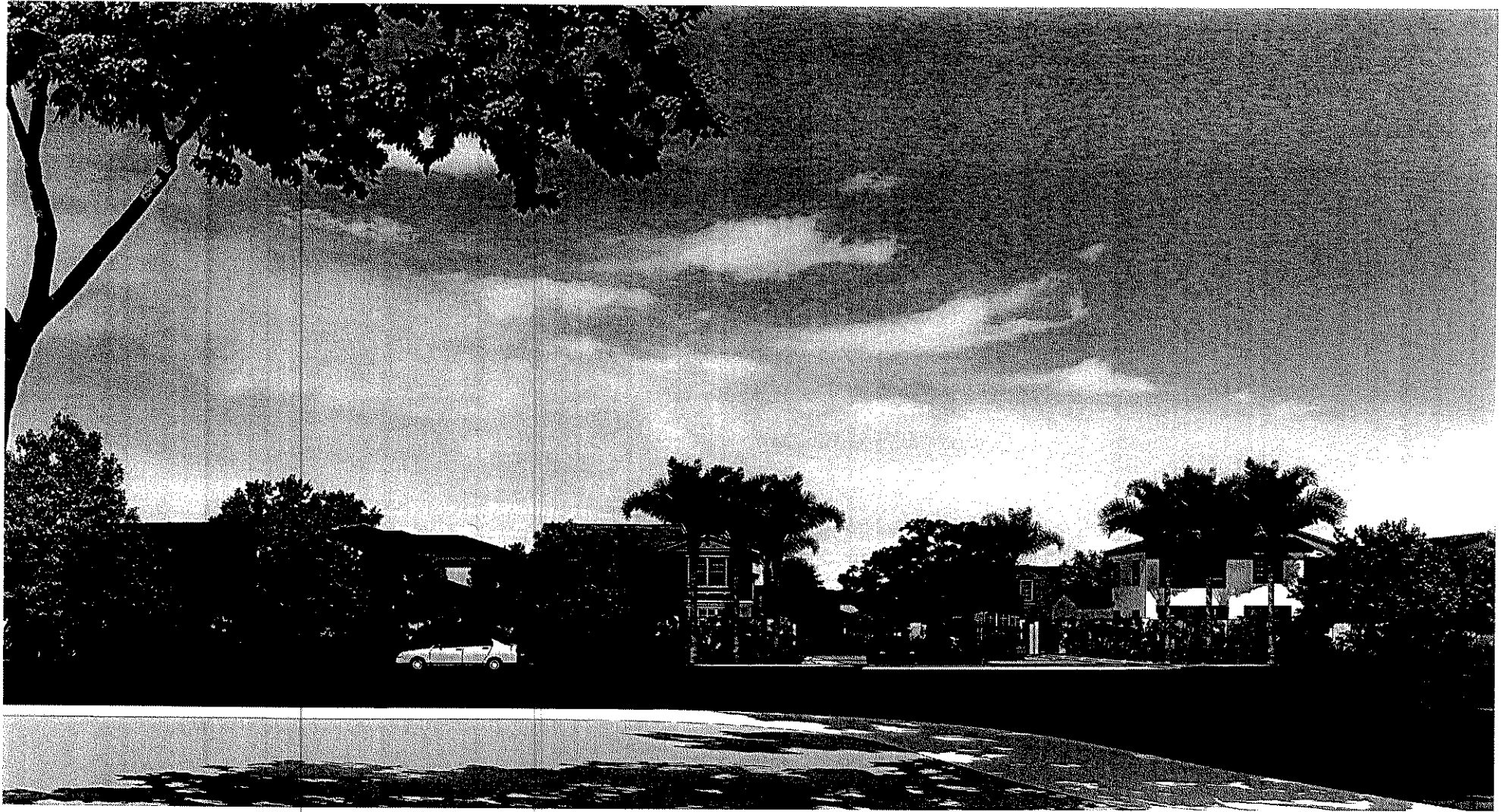
Borstein Enterprises

100 City Subdiv #1 | Project No: 0502 | Date: Sept 12, 2014

Woodley Ave. & Chase St. (North Hills, CA) PAD



B.4 – Conceptual Design Submittals



WOODLEY AVENUE ENTRY

CHASE AND WOODLEY

North Hills, California

Borstein Enterprises

September 18, 2014



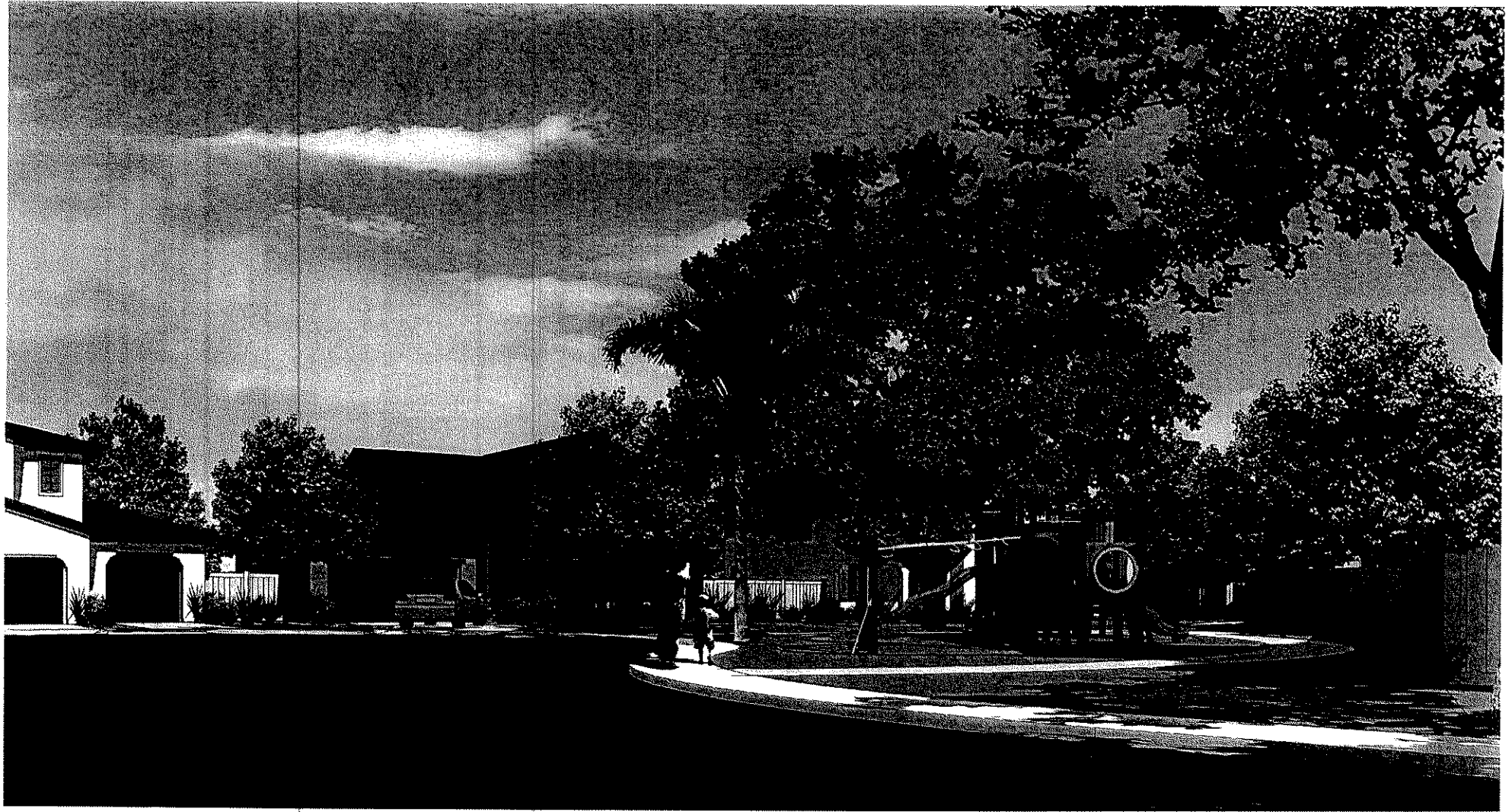
CHASE STREET

CHASE AND WOODLEY

North Hills, California

Borstein Enterprises

September 18, 2014



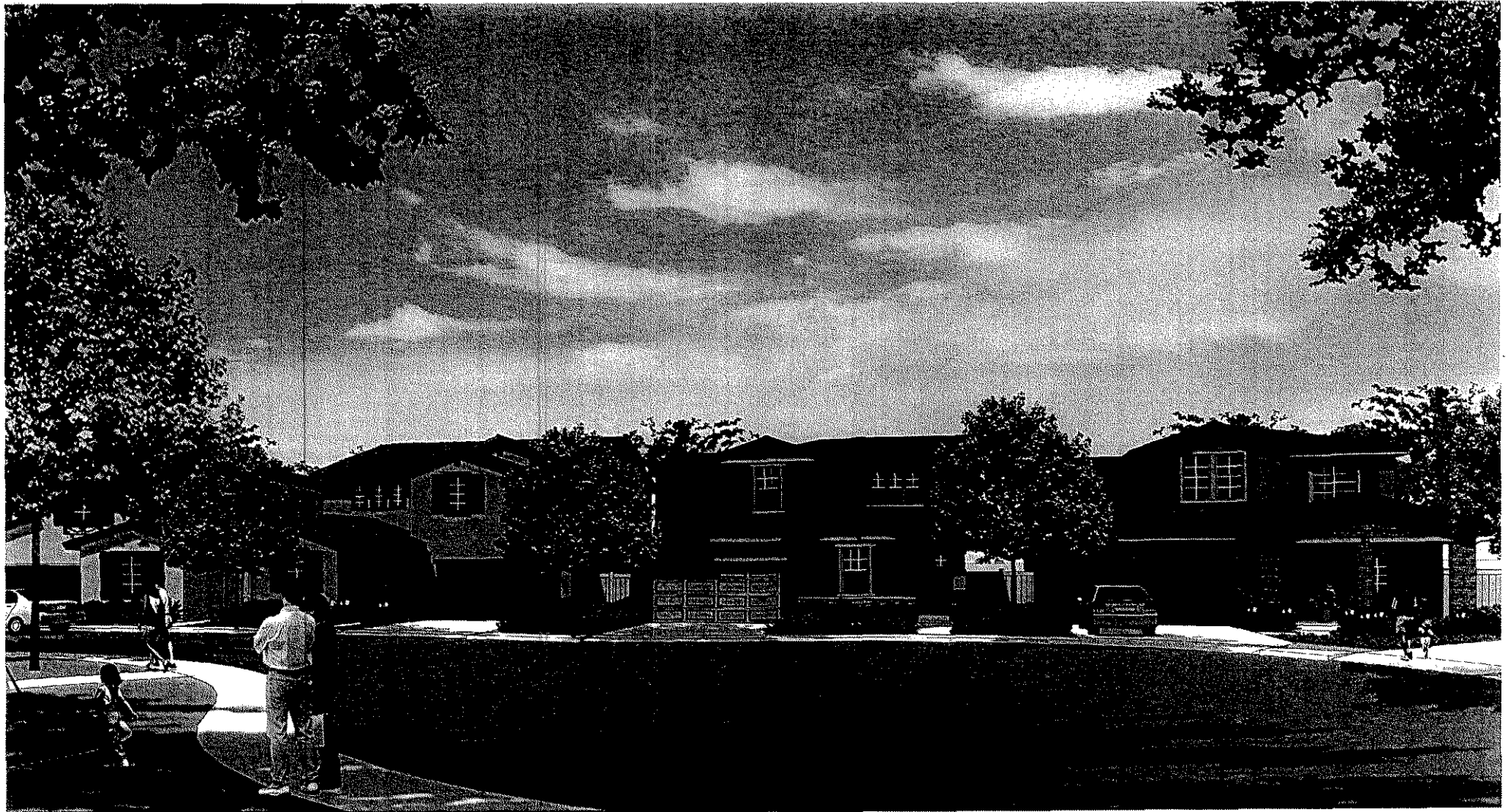
TOT LOT

CHASE AND WOODLEY

North Hills, California

Borstein Enterprises

September 18, 2014



CUL DE SAC BY TOT LOT

CHASE AND WOODLEY

North Hills, California

Borstein Enterprises

September 18, 2014



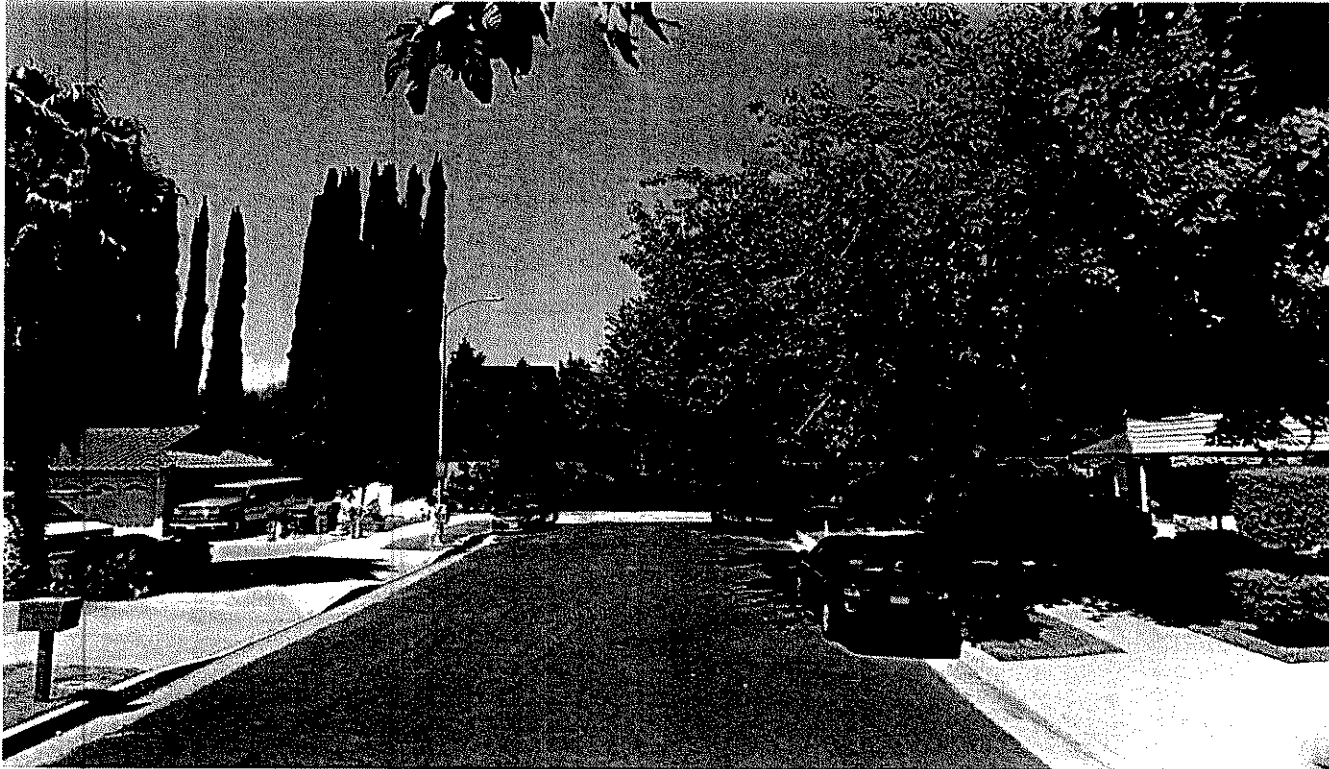
ENTRY DRIVE FROM WOODLEY

CHASE AND WOODLEY

North Hills, California

Borstein Enterprises

September 18, 2014



ECCLES STREET

CHASE AND WOODLEY

North Hills, California