

**PLANNING DEPARTMENT TRANSMITTAL
TO THE CITY CLERK'S OFFICE**

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
CPC-2015-4184-GPA-ZC-BL-SPR	ENV-2015-4183-MND-REC1	7 – Rodriguez
PROJECT ADDRESS:		
9433 Sepulveda Boulevard; 15500-15508 Plummer Street		
APPLICANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
Randi Bach 15838 Magnolia Blvd. Encino, CA 91436 <input type="checkbox"/> New/Changed	818-789-3550	randibachcpa@yahoo.com
APPLICANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
Eric Lieberman, QES, Inc. 14549 Archwood Street Van Nuys, CA 91405	818-997-8033	ericl@gesqms.com
APPELLANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
APPELLANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Laura Frazin Steele	818-374-9919	laura.frazinstelee@lacity.org
ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION		
General Plan Amendment, Zone Change, Building Line Removal		

FINAL ENTITLEMENTS NOT ADVANCING:

ITEMS APPEALED:

ATTACHMENTS:

REVISED:

ENVIRONMENTAL CLEARANCE:

REVISED:

- Letter of Determination
- Findings of Fact
- Staff Recommendation Report
- Conditions of Approval
- Ordinance
- Zone Change Map
- GPA Resolution
- Land Use Map
- Exhibit A - Site Plan
- Mailing List
- Land Use
- Other _____

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- Categorical Exemption
- Negative Declaration
- Mitigated Negative Declaration
- Environmental Impact Report
- Mitigation Monitoring Program
- Other _____

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NOTES / INSTRUCTION(S):

Building Line Removal Ordinance

FISCAL IMPACT STATEMENT:

- Yes No

*If determination states administrative costs are recovered through fees, indicate "Yes".

PLANNING COMMISSION:

- | | |
|--|--|
| <input checked="" type="checkbox"/> City Planning Commission (CPC) | <input type="checkbox"/> North Valley Area Planning Commission |
| <input type="checkbox"/> Cultural Heritage Commission (CHC) | <input type="checkbox"/> South LA Area Planning Commission |
| <input type="checkbox"/> Central Area Planning Commission | <input type="checkbox"/> South Valley Area Planning Commission |
| <input type="checkbox"/> East LA Area Planning Commission | <input type="checkbox"/> West LA Area Planning Commission |
| <input type="checkbox"/> Harbor Area Planning Commission | |

PLANNING COMMISSION HEARING DATE:	COMMISSION VOTE:
June 28, 2018	7 - 0
LAST DAY TO APPEAL:	APPEALED:
August 13, 2018	
TRANSMITTED BY:	TRANSMITTAL DATE:
James K. Williams	July 25, 2018



LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 532, Los Angeles, California, 90012-4801, (213) 978-1300
www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: JUL 23 2018

Case No. CPC-2015-4184-GPA-ZC-BL-SPR
CEQA: ENV-2015-4183-MND-REC1
Plan Area: Mission Hills-Panorama City-North Hills
Related Case: VTT-73939-CN-2A

Council District: 7 – Rodriguez

Project Site: 9433 Sepulveda Boulevard;
15500 – 15508 Plummer Street

Applicant: Randi Bach
Representative: Eric Lieberman, QES, Inc.

At its meeting of **June 28, 2018**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following project:

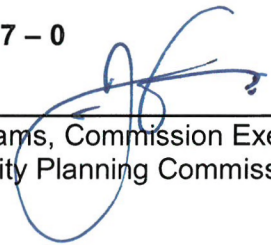
The development of a 75-unit residential condominium project in 15 separate townhome style buildings spread throughout the entire site with private yards, individual garages with two parking spaces for each unit, common open space park areas, and an interior common access area for vehicles. Each of the separate 15 townhome style buildings will include 3 to 6 units, with two or three bedroom units ranging in size between approximately 1,190 to 1,543 square feet. The townhomes will be two to three stories with a maximum height of 41 feet. The project includes a total of 169 parking spaces.

1. **Found**, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration No. ENV-2015-4183-MND (REC-1) adopted on April 28, 2017, and pursuant to CEQA Guidelines, Section 15162 and 15164, as supported by the Addendum dated May 23, 2018, no major revisions are required to the Mitigated Negative Declaration and no subsequent EIR or negative declaration is required for approval of the project;
2. **Approved and recommended** that the City Council **approve**, pursuant to Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment from Medium Residential and Low Residential to Low Medium II Residential across the entire site;
3. **Approved and recommended** that the City Council **adopt**, pursuant to LAMC Section 12.32, a Zone Change from the existing R3-1 and RA-1 to (T)(Q)RD1.5-1;
4. **Approved and recommended** that the City Council **adopt**, pursuant to LAMC Section 12.32R.2, the removal of a 22-foot building line along Plummer Street;
5. **Approved**, pursuant to LAMC Section 12.32 R.2, a Site Plan Review for the construction, use, and maintenance of a project that results in 50 or more residential units;
6. **Adopted** the attached Conditions of Approval as modified by the Commission; and
7. **Adopted** the attached Findings as amended by the Commission.

The vote proceeded as follows:

Moved: Perlman
Seconded: Millman
Ayes: Choe, Khorsand, Mack, Mitchell, Padilla-Campos
Absent: Ambroz, Dake Wilson

Vote: 7 – 0



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

Effective Date/Appeals: *The decision of the Los Angeles City Planning Commission regarding the General Plan Amendment, Zone Change and the Building Line Removal is not appealable.* The remainder of the actions are appealable to the City Council within 20 days of the mailing of this determination letter. The filing of an appeal stays proceedings in the matter until the appellate body makes a decision. An appeal not filed within the 20-day period shall not be considered by the Council.

Appeals shall be filed on forms provided at the Planning Department's Development Service Center located at: 201 North Figueroa Street, Fourth Floor, Los Angeles; 6262 Van Nuys Boulevard, Suite 251, Van Nuys; or 1828 Sawtelle Boulevard, West Los Angeles.

FINAL APPEAL DATE: **AUG 13 2018**

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) **is not further appealable and the decision is final.** The applicant is advised that any work undertaken while the CEQA clearance is on appeal is at his/her/its own risk and if the appeal is granted, it may result in (1) voiding and rescission of the CEQA clearance, the Determination, and any permits issued in reliance on the Determination and (2) the use by the City of any and all remedies to return the subject property to the condition it was in prior to issuance of the Determination.

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

Attachments: Map, Ordinance, Modified Conditions, Findings

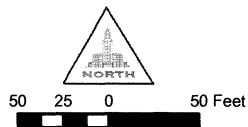
c: Blake Lamb, Principal City Planner
Michelle Levy, Senior City Planner
Laura Frazin-Steele, City Planner

ORDINANCE NO. _____

An Ordinance amending Ordinance No. 99,739 establishing a Building Line.

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

Section __. Ordinance No. 99,739 was established by the Council of the City of Los Angeles on February 8, 1952,...is hereby amended by repealing the provisions establishing the building line on that portion of the southern side of PLUMMER STREET, as depicted on the following diagram:



CPC 2015-4184 GPA ZC BL SPR

LHI *[Signature]* 101216



ORDINANCE NO. _____

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

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

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:

THE INTENT OF THIS ORDINANCE IS FOR THE BOUNDARIES OF THIS ZONE CHANGE TO COINCIDE WITH THOSE OF RECORDED TR 73939.

LANGDON AVE

BLVD

83

PLUMMER

ST 83

125
(T)(Q)RD1.5-1
227

600.07

150

302

(T)(Q)RD1.5-1

← W'LY, S'LY, & E'LY LINES OF TR 20103. →

160

SEPULVEDA

VINCENNES

ST

ALLEY

ALLEY

City of Los Angeles

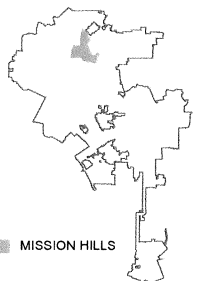


150 75 0 150 Feet

CPC 2015-4184 GPA ZC BL SPR

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MISSION HILLS

(Q) QUALIFIED CONDITIONS OF APPROVAL
As modified by the City Planning Commission June 28, 2018

Pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

Zone Change Entitlement Conditions

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the applicant, stamped "**Exhibit A**" (dated May 24, 2018) and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Valley Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the LAMC or the project conditions.
2. **Use.** The property shall be limited to 75 dwelling units.
3. **Height.** Building height shall be limited to (3) three stories and 41 feet for Buildings 1-8, 14, and 15. All other buildings shall be a variable height of two (2) and three (3) stories as shown on "**Exhibit A.**" Any structures on the roof, such as air conditioning units and other equipment, shall be fully screened from view of any nearby single-family residential properties.
4. **Floor Area Ratio (FAR).** The project shall be limited to an FAR of 2:1.
5. **Vesting Tentative Tract Map No. 73939-CN.** Development of the project is subject to the approval of Vesting Tentative Tract Map No. 73939, and, if approved, the project shall be in full compliance with all conditions imposed therein.
6. **Parking.** The property shall consist of 150 parking spaces for the 75 dwelling units and 19 guest parking spaces totaling 169. The 19 guest parking spaces shall only be used for short-term guest parking. At a minimum, automobile parking and bicycle parking shall be provided in accordance with LAMC Sections 12.21.A.4 and 12.21.A.16, respectively, and the applicant shall indicate on the site plan the location of short- and long-term guest bicycle parking.
7. **Open Space.** The project shall provide 38,115 square feet of common and private open space, all of which is at the ground level. As shown on the open space legend on "Exhibit A, Sheet L-4" open space shall be provided as required by the LAMC and in excess of LAMC open space requirements.
8. **Tree Replacement.** The three protected Black Walnut trees on the project site to be removed shall be replaced at a 4:1 ratio. A minimum of 48-inch box replacement trees shall be planted, and the canopy at the time of planting shall be in proportion to the canopies of the Black Walnut trees removed to the satisfaction of the Urban Forestry Division.

9. **Opaque and Non-Operable Windows.** Opaque and non-operable windows shall be used on the facades facing the single-family dwellings to the south and west of the project site.

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32 G of the Los Angeles Municipal Code, the (T) Tentative Classification shall be removed by the recordation of a final tract map (VTT-73939-CN) 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. **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 and Fire Department (and other responsible City, regional and federal government agencies, as may be necessary). Specifically, the Project developer shall:
 - a. The proposed internal driveway access shall not be shown on the final map.
 - b. Improve Sepulveda Boulevard adjoining the subdivision by the reconstruction of the existing sidewalk and provide a new 17-foot wide full-width sidewalk with tree wells including any necessary removal and reconstruction of existing improvements.
 - c. Improve Plummer Street adjoining the subdivision by the reconstruction of the existing sidewalk and provide a new 10-foot wide full-width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvements including sidewalk area west of this tract all satisfactory to the Valley District Engineer.
2. **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.
3. **Street Lighting.** No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street lights; one (1) on Plummer Street and two (2) on Sepulveda Boulevard.
4. **Sewers.** Sewer lines exist in Sepulveda Boulevard and in Plummer Street. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to issuance of a building permit.
2. **Parking and Driveway Plan.** Submit parking area and driveway plan to the Valley District Office of the Bureau of Engineering and Department of Transportation for review and approval prior to issuance of a building permit.
3. **Fire.** A plot plan shall be submitted for Fire Department review and approval prior to issuance of a building permit.
4. **Cable Television.** Make satisfactory arrangements in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the Los Angeles Municipal Code (LAMC) Section 17.05 N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 N. Main Street, Room 1255, Los Angeles, CA 90012.

8. **Recreation and Parks.** Per Section 12.33 of the Los Angeles Municipal Code, the applicant shall dedicate land for park or recreational purposes or pay the applicable Quimby fees for the construction of condominiums, or Recreation and Park fees for construction of apartment buildings.
9. **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 (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. Further, the agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date must be given to the City Planning Department for attachment to the subject file.

Notice:

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.

CONDITIONS OF APPROVAL

As modified by the City Planning Commission June 28, 2018

Site Plan Review Conditions

Pursuant to Los Angeles Municipal Code Section 16.05, the following conditions are hereby imposed on the project:

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the applicant, stamped "**Exhibit A**" (dated May 24, 2018) and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Valley Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the LAMC or the project conditions.
2. **Signage.** No signage, other than that permitted by the LAMC sign regulations, shall be installed on the property. There shall be no off-site commercial signage on construction fencing during construction.
3. **Graffiti.** All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
4. **Storage of Materials.** No open portions of the property around the buildings shall be used for storage of equipment, products or waste products.
5. **Landscape Plan.** Revised landscape plans shall be submitted to show the size and location of all plants. The landscape plan shall indicate landscape points for the Project as required by LAMC 12.40 and Landscape Ordinance Guidelines "O". All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be landscaped, including an automatic irrigation system, and maintained in accordance with a final landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning. The final landscape plan shall be in substantial conformance with the submitted Landscape Plans dated June 8, 2018, and stamped as **Exhibit "A."**
6. **Woonerf.** The woonerf shall include landscaping, connecting pedestrian paths, and three (3) open space parks with amenities (such as play equipment, barbeques, picnic benches) located at the project entrance off of Plummer Street, at the elbow corner, and at the entrance off of Sepulveda Boulevard. The woonerf shall include traffic calming features and differential paving along the building faces and areas for pedestrian crossing to clearly identify pedestrian access areas.
7. **Trees in the Public Right-of-Way.** New trees planted within the public right-of-way shall be spaced not more than an average of 30 feet on center, unless otherwise permitted by the Urban Forestry Division, Bureau of Public Works.
8. **Maintenance.** The property shall be maintained in a neat and attractive condition at all times. The property shall be maintained free of weeds and debris.

9. **Lighting.** All outdoor and parking lighting along the woonerf and elbow corner shall be shielded and down-cast within the site in a manner that prevents the illumination of adjacent public rights-of-way, adjacent properties, and the night sky (unless otherwise required by the Federal Aviation Administration (FAA) or for other public safety purposes).
10. **Lighting Design.** Areas where nighttime uses are located shall be maintained to provide sufficient illumination of the immediate environment so as to render objects or persons clearly visible for the safety of the public and emergency response personnel. All pedestrian walkways and vehicular access ways, including the woonerf, shall be illuminated with lighting fixtures. Lighting fixtures shall be harmonious with the building design. Wall mounted lighting fixtures to accent and complement architectural details at night shall be installed on the building to provide illumination to pedestrians and motorists.
11. **Air Filtration.** The project shall include an air filtration system having a Minimum Efficiency Reporting Value (MERV 13) to reduce the effects of diminished air quality on occupants of the project.
12. **Greywater.** The project shall be constructed with an operable recycled water pipe system for onsite greywater use, to be served from onsite non-potable water sources such as showers, washbasins, or laundry and to be used as untreated subsurface irrigation for vegetation or for cooling equipment. The system specifics shall be required as determined feasible by DWP in consultation with DCP.
13. **Vehicular Access.** Vehicular driveway access to the Project site shall be provided from Sepulveda Boulevard and Plummer Street.
14. **Permeable Paving.** The Project shall incorporate techniques throughout the Project site including permeable paving and landscaping to avoid excessive runoff into the Los Angeles Flood Control Basin. LID requirements shall be met by providing an underground LID filtration basin beneath the driveway at the Sepulveda Boulevard entrance.
15. **Trash Enclosures.** All trash enclosure areas shall be screened from public view from Sepulveda Boulevard and Plummer Street.
16. **Solar and Electric Generator.** Generators used during the construction process shall be electric or solar powered. Solar generator and electric generator equipment shall be located as far away from sensitive uses as feasible.
17. **Solar-ready Buildings.** The Project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety.
18. **Solar Power.** The project shall provide photovoltaic solar panels on a minimum of 20% of the total residential dwelling units (15 residential dwelling units) . The remainder of the dwelling units shall be solar ready. The operational photovoltaic system shall be maintained for the life of the project. Solar panels may be installed on all rooftop structures and/or surface parking lots with the exception of areas occupied by rooftop mechanical equipment.
19. **Utility Connections.** New utility connections shall be undergrounded to the best extent possible.

20. **Colors/Materials.** As shown in “**Exhibit A,**” the following materials shall be used: flat roof with parapet walls, stucco finish with control joints, horizontal siding with control board, stucco over foam trim, wood trim at siding, decorative metal awning, decorative shutters, decorative light fixture, and metal sectional roll up garage door. Material colors shall be as shown in “**Exhibit A.**” Prior to final building permit sign-off, plans shall be revised to the satisfaction of the Director of Planning to show similar materials and colors (e.g., awnings) on the north, south, east, and west elevations. Materials shall be similar to those shown on Sheets A1.3 and A2.3

Environmental Conditions (ENV-2015-4183-MND)

21. **Aesthetics (Landscape Plan).** All landscaped areas shall be maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect in accordance with LAMC Sections 12.40 and 12.41. The final landscape plan shall be reviewed and approved by the City of Los Angeles Department of City Planning during the building permit process.
22. **Aesthetics (Light).** Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties, nor from above.

23. Air Quality

- a. All off-road construction equipment greater than 50 hp shall meet US EPA Tier 4 emission standards, where available, to reduce NO_x, PM₁₀ and PM_{2.5} emissions at the Project site. In addition, all construction equipment shall be outfitted with Best Available Control Technology devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.
- b. Require the use of 2010 and newer diesel haul trucks (e.g., material delivery trucks and soil import/export) and if the Lead Agency determines that 2010 model year or newer diesel trucks cannot be obtained, the Lead Agency shall require trucks that meet U.S. EPA 2007 model year NO_x emissions requirements.
- c. At the time of mobilization of each applicable unit of equipment, a copy of each unit’s certified tier specification, BACT documentation, and CARB or SCAQMD operating permit shall be provided.

24. Habitat Modification (Nesting Native Birds, Non-Hillside or Urban Areas)

- a. The project will result in the removal of vegetation and disturbances to the ground and therefore may result in take nesting native bird species. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R Section 10.13). Sections 3503, 3503.5, and 3513 of the California Fish and Game Code

prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA).

- b. Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1 – August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch capture or kill (Fish and Game Code Section 86).
- c. If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:
 - Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within properties adjacent to the project site, as access to adjacent areas allows. The surveys shall be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.
 - If a protected native bird is found, the applicant shall delay all clearance/construction disturbances activities within 300 feet of suitable nesting habitat for the observed protected bird species until August 31.
 - Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes Construction personnel shall be instructed on the sensitivity of the area.
 - The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.

25. 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.

26. Tree Preservation (Non-Protected Trees)

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

27. Tree Removal (Locally Protected Species)

- a. All protected tree removals require approval from the Board of Public Works.
- b. A Tree Report shall be submitted to the Urban Forestry, Division of the Bureau of Street Services, Department of Public Works, for review and approval (213-847-3077), prior to implementation of the Report’s recommended measures.
- c. A minimum of two trees (a minimum of 48-inch box in size if available) shall be planted for each protected tree that is removed. The canopy of the replacement trees, at the time they are planted, shall be in proportion to the canopies of the protected tree(s) removed and shall be to the satisfaction of the Urban Forestry Division.
- d. The location of trees planted for the purposes of replacing a removed protected tree shall be clearly indicated on required landscape plan, which shall also indicate the replacement tree species and further contain the phrase “Replacement Tree” in its description.
- e. 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 protected tree bond to the satisfaction of the Bureau of Engineering. Subsequently, the original owner's protected tree bond may be exonerated.

- f. 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 protected trees were properly replaced, the date of the replacement and the survival of the replacement trees for a period of three years.

28. Green House Gas Emissions

- a. Low- and non-VOC containing paints, sealants, adhesives, solvents, asphalt primer, and architectural coatings (where used), or pre-fabricated architectural panels shall be used in the construction of the Project to reduce VOC emissions to the maximum extent practicable.
- b. The project shall include at least 20 percent (20%) of the total code-required parking spaces capable of supporting future electric vehicle supply equipment (EVSE). Plans shall indicate the proposed type and location(s) of EVSE and also include raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all electric vehicles at all designated EV charging locations at their full rated amperage. Plan design shall be based upon Level 2 or greater EVSE at its maximum operating ampacity. Five percent (5%) of the total code required parking spaces will be further provided with EV chargers to immediately accommodate electric vehicles within the parking areas. When the application of either the required 20 percent or 5 percent results in a fractional space, round up to the next whole number. A label stating "EV CAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.

Any parking spaces provided above LAMC requirements shall be provided with EV chargers to immediately accommodate electric vehicles within the parking areas.

- c. The Project shall meet the Tier 1 requirements of the Los Angeles Green Building Code.
- d. The Project shall meet the Tire 2 requirements of the Los Angeles Green Building Code.

29. **Emergency Evacuation Plan.** Prior to the issuance of a building permit, the applicant shall develop an emergency response plan in consultation with the Fire Department. The emergency response plan shall include but not be limited to the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals, and fire departments.

30. Increased Noise Levels (Demolition, Grading, and Construction Activities)

- 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.

31. Severe Noise Levels (Residential Fronting on Major or Secondary Highway, or adjacent to a Freeway)

- a. All exterior windows having a line of sight of a Major or Secondary Highway shall be constructed with double-pane glass and use exterior wall construction which provides a Sound Transmission Class (STC) value of 50, as determined in accordance with ASTM E90 and ASTM E413, or any amendment thereto.
- b. The applicant, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for a building permit, any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room.

32. Public Services (Fire). The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

33. Public Services (Police – Demolition/Construction Sites). Temporary construction fencing shall be placed along the periphery of the active construction areas to screen as much of the construction activity from view at the local street level and to keep unpermitted persons from entering the construction area.

34. Public Services (Police). Plans shall incorporate 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.

35. Public Services (Construction Activity Near Schools)

- a. The developer and contractors shall maintain ongoing contact with administrator of Sepulveda Middle School. The administrative offices shall be contacted when demolition, grading and construction activity begin on the project site so that students and their parents will know when such activities are to occur. The developer shall obtain school walk and bus routes to the schools from either the administrators or from the LAUSD's Transportation Branch (323)342-1400 and guarantee that safe and convenient pedestrian and bus routes to the school be maintained.
- b. The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- c. There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets adjacent to the school.
- d. Due to noise impacts on the schools, no construction vehicles or haul trucks shall be staged or idled on these streets during school hours.

36. Recreation. Pursuant to the Los Angeles Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of dwelling units.

37. Transportation/Traffic

- a. Applicant shall plan construction and construction staging as to maintain pedestrian access on adjacent sidewalks throughout all construction phases. This requires the applicant to maintain adequate and safe pedestrian protection, including physical separation (including utilization of barriers such as K-Rails or scaffolding, etc.) from work space and vehicular traffic and overhead protection, due to sidewalk closure or blockage, at all times.
- b. Temporary pedestrian facilities should be adjacent to the project site and provide safe, accessible routes that replicate as nearly as practical the most desirable characteristics of the existing facility.
- c. Covered walkways shall be provided where pedestrians are exposed to potential injury from falling objects.
- d. Applicant shall keep sidewalk open during construction until only when it is absolutely required to close or block sidewalk for construction staging. Sidewalk shall be reopened as soon as reasonably feasible taking construction and construction staging into account.

Administrative Conditions

38. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
39. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
40. **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 (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent property owners, heirs or assigns. The agreement shall be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
41. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean the agencies, public offices, legislation or their successors, designees or amendment to any legislation.
42. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendment thereto.
43. **Building Plans.** Page 1 of the grant and all the conditions of approval shall be printed on the building plans submitted to the department of City Planning and the Department of Building & Safety.
44. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director of Planning, pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if in the decision makers opinion, such actions are proved necessary for the protection of persons in the neighborhood or occupants of adjacent property.
45. **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. This process may require additional review and/or action by the appropriate decision making authority including the Director of Planning and the City Planning Commission.
46. **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.

47. Indemnification and Reimbursement of Litigation Costs.

The applicant shall do all of the following:

- i. Defend, indemnify and hold harmless the City from any and all actions against the City, in whole or in part, relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

- ii. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- iii. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- iv. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- v. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

FINDINGS

As amended by the City Planning Commission June 28, 2018

A. GENERAL PLAN/CHARTER FINDINGS

1. General Plan Land Use Designation

The Los Angeles General Plan sets forth goals, objectives and programs that guide both Citywide and community specific land use policies. The General Plan is comprised of a range of State-mandated elements, including, Land Use, Transportation, Noise, Safety, Housing and Conservation. The Framework Element of the General Plan is a guide for communities to implement growth and development policies by providing a comprehensive long-range view of the City as a whole. The City's Land Use Element is divided into 35 community plans that establish parameters for land use decisions within those sub-areas of the City.

The subject property is located within the Mission Hills – Panorama City – North Hills Community Plan as updated and adopted by the City Council on June 9, 1999. The existing Plan designates the subject site for Medium Residential land uses along the Sepulveda Boulevard frontage with a corresponding zone of R3, and the remainder of the site Low Density with corresponding zones of RE9, RS, R1 and RU. The site is currently zoned RA.

The proposed plan amendment would designate the entire site for Low Medium II Residential land uses. The proposed project, a 75-unit condominium (townhome style) development, is consistent with the proposed zone change to RD1.5-1 for the entire project site and the accompanying General Plan amendment to Low Medium II Residential which corresponds to the RD1.5, RD2, RW2, and RZ2.5 for the site. The project will provide needed housing and recreational space in the area. The buildings are proposed with a variable height of two (2) to three (3) stories with a maximum of 41 foot height, which is below the 45 foot limit established by Height District 1. The project provides 150 parking spaces and 19 guest spaces to comply with a long standing parking policy used by the Deputy Advisory Agency for new condominium development. The project site is not within a specific plan area.

2. Charter Section 555(a) Findings

That the part or area involved has significant social, economic or physical identity.

The project site is an underutilized parcel of land on the south side of Plummer Street, on a section of Plummer Street that is adjacent to an existing 75-unit senior citizen housing development north and east of the site. The location of this site is unique because it serves as a buffer between the more intensive uses along Sepulveda Boulevard to the east from the single-family neighborhood to the west and south. Its substantial size, approximately 136,492 square feet of lot area (3.13 net acres), the development of 75-unit townhome style residential condominium project in 15 separate buildings spread across and the entire site, and the current dual zoning establishes a strong physical identity for the proposed project site.

3. Charter Section 556 Findings

That the General Plan Amendment is in substantial conformance with the purposes, intent and provisions of the General Plan.

Framework Element. The Citywide Framework Element of the General Plan sets forth a citywide comprehensive long-range growth strategy. The recommended General Plan Amendment to Low Medium II and Zone Change to (T)(Q)RD1.5-1 conforms to the following objectives and policies of the Framework Element as follows:

Objective 4.1: Plan the capacity for and development incentives to encourage production of an adequate supply of housing units of various types within each City subregion to meet the projected housing needs by income level of the future population.

Policy 4.1.5: Monitor the growth of housing developments and the forecast of housing needs to achieve a distribution of housing resources to all portions of the City and all income segments of the City's residents.

Given the surrounding land uses, which include single-family residences and commercial uses, the neighborhood would be well served by amending the General Plan to Low Medium II Residential and changing the zone from the current dual zoning designation of R3 and RA to RD1.5-1. A plan amendment and change in zone, as requested by the applicant, would further the policies of the General Plan Framework Element by increasing the supply of housing in the Mission Hills – Panorama City – North Hills Community Plan. The provision of condominium style townhomes would further implement the policies of the Framework Element by providing home ownership opportunities for first-time home buyers.

Furthermore, the Citywide General Plan Framework Element states:

Policy 4.1.4: Reduce overcrowded housing conditions by providing incentives to encourage development of family-size units.

Policy 4.1.7: Establish incentives for the development of housing units appropriate for families with children and larger families.

The plans submitted by the applicant show two (2) and three (3) bedroom townhome units, which serve larger and multi-generational families, including families with children. A 75 unit development would not be possible under the current plan and zoning.

Housing Element. The 2013-2021 Housing Element of the General Plan is the City's blueprint for meeting housing and growth challenges. According to the Housing Element, there is a "crisis" of housing in the City. In Los Angeles, there is a need for more housing units, and a need for a broader array of housing types to meet evolving household types and sizes at different price points. The Housing Element includes the following goals:

Goal 1: A City where housing production and preservation results in an adequate supply of ownership and rental housing that is safe, healthy and affordable to people of all income levels, races, ages, and suitable for their various needs.

As stated in the Chapter 1 of the Housing Element, approximately 16% of all families in the City are large families, defined as five (5) or more persons. The proposed 75 unit townhome condominium project offers much needed housing in a two- and three-bedroom configuration to meet the economic needs of varying family sizes, including much needed housing for larger families with children and multi-generational families.

Health and Wellness, Mobility 2035, and Air Quality Elements. The condition requiring a minimum of 20% of all Code required parking spaces to be EV-ready parking spaces and 5% of Code required parking to be further provided with EV chargers onsite will support the adoption of low and zero emission transportation fuel sources by the project's occupants and visitors. The condition requiring solar panels will support the site's EV chargers and other site electrical uses to help reduce the site's dependence on fossil fuels and carbon generating public utility electrical power. Taken together, these conditions provide for the public welfare and public necessity by reducing the level of pollution or greenhouse gas emissions to the benefit of the neighborhood and City in response to General Plan Health and Wellness Element Policies 5.1 (reduce air pollution), 5.7 (reduce greenhouse gas emissions); Air Quality Element Policy 4.2.3 (ensuring new development is compatible with alternative fuel vehicles), 5.1.2 (shift to non-polluting sources of energy in buildings and operations); Mobility Element Policy 4.1 (expand access to transportation choices) and 5.4 (encourage adoption of low emission fuel sources, new mobility technology and supporting infrastructure). The solar and EV conditions are also good zoning practice because they provide a convenient service amenity to the occupants or visitors who use electric vehicles and utilize electricity on site for other functions. As such, the Project provides recreational and service amenities to improve habitability for the residents and to minimize impacts on neighboring properties.

General Plan/Community Plan. The Mission Hills – Panorama City – North Hills Community Plan text includes the following relevant land use goals, objectives, policies and programs:

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

The Mission Hills – Panorama City – North Hills Community Plan was updated and adopted by the Los Angeles City Council on June 9, 1999. The project, a Vesting Tentative Tract Map for condominium purposes, advances a number of specific policies and objectives contained in the Community Plan. These include:

Objective 1-2: To locate new housing in a manner which reduces vehicular trips and makes it accessible to services and facilities.

Policy 1-2.1: Locate higher residential densities near commercial centers, light rail transit stations, and major bus routes where public service facilities and utilities will accommodate this development.

Program: The plan concentrates most of the higher residential densities near transit corridors and/or Transit Oriented Districts (TOD).

The proposed project is located on Sepulveda Boulevard, which is designated a Boulevard II by the Mobility Plan 2035. As such, Sepulveda Boulevard serves as a significant north-south transportation corridor not only in the San Fernando Valley but also within the City

of Los Angeles. Furthermore, the intersection of Sepulveda Blvd and Plummer Street is served by Metro Rapid Bus Line 734 going south to Westwood/UCLA and north to the Sylmar Metro Station. It is also served by the Metro Local Bus Line 234 going north to the Sylmar Metro Station and south to Ventura Boulevard. Additionally, the intersection of Sepulveda Boulevard and Plummer Street is served by Metro Local Bus Line 167 going west to the Chatsworth Metro Station and southeast to Coldwater Canyon Avenue. Therefore, the General Plan Amendment as proposed would implement the objectives, policies, and programs of the Community Plan by locating higher densities near transit corridors and major bus routes.

The Mission Hills – Panorama City – North Hills Community Plan continues to state:

Objective 1-5: To promote and insure the provision of adequate housing for all persons regardless of income, age, or ethnic background.

Policies 1-5.1: Promote greater individual choice in type, quality, price, and location of housing.

Policy 1-5.4: Provide for development of townhomes and other similar condominium type housing units to increase home ownership options.

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

Policy 1-5.5: Provide for livable family housing at higher densities.

The proposed project will meet the above objectives and policies by providing housing at an appropriate density and location to meet the needs of the Plan area. The proposed project would revitalize the site and be compatible with the existing neighborhood land use and character by creating 15 separate three (3) to six (6) unit buildings with a variable height and a maximum height of 41 feet. The project would provide a natural transition between the higher intensity uses fronting Sepulveda Boulevard to the east from the single-family neighborhood to the west and south.

The proposed project will provide additional housing opportunities for residents and allow for individual choice, while contributing to the revitalization of the area. According to the applicant, the condominiums will be priced lower than the average single-family home, making home ownership opportunities attainable in the area. The two (2) bedroom units will provide options for small families and empty nesters who desire less space. The three (3) bedroom units will be suitable for larger and multi-generational families, particularly those with children. Therefore, the proposed project is consistent with the General Plan and the proposed Low Medium II Residential land use designation that serves to implement the goals and objectives of the Mission Hills – Panorama City – North Hills Community Plan.

4. Charter Section 558 Findings.

That the action is in substantial conformance with the purposes, intent and provisions of the General Plan.

The Planning Commission shall hold a public hearing and make a report and recommendation to the Council regarding the relation of the proposed amendment to the General Plan and whether adoption of the proposed amendment will be in conformity with public necessity, convenience, general welfare and good zoning practice.

B. ENTITLEMENT FINDINGS

There is a critical and well-documented demand for housing throughout the City of Los Angeles. The proposed Zone Change, General Plan Amendment, T Conditions, Q Conditions and Building Line Removal are consistent with Section 558 of the City Charter and Section 12.32 of the LAMC in that it will be in conformance with public necessity, convenience, general welfare and good zoning practice as described below. With the approval of the requested General Plan Amendment, the requested zoning will be consistent with the General Plan.

5. Zone Change Finding

The requested zone change is in conformance with public necessity, convenience, general welfare and good zoning practice.

The proposed zone change from R3-1 and RA-1 to (T)(Q) RD1.5-1 creates a more uniform type of development that is at a density between the Low Residential and Medium Residential land use designation. Immediately north and east of the subject site is an existing three (3) story, 75-unit senior housing development with a surface parking that was approved in the early 1980s by Zone Variance (Case No. ZA-1981-362-ZV).

Public necessity requires that housing be provided for all segments of the population in diverse locations. Further, said housing must be affordable to the maximum extent possible and provided in such a manner as to protect adjacent projects from adverse impact. The proposed project is beneficial in terms of public necessity in that it offers desirable market-rate, residential units, providing a new, high quality, for-sale dwelling option that is not readily available in the local community. The granting of the proposed General Plan Amendment and zone change will permit development of this type in a manner that addresses the public necessity for housing in this area. These homeownerships will come with usable open space amenities and transit accessibility that will serve and support local businesses.

The proposed project replaces outdated buildings on a site that has been neglected, fire-damaged, and underserved for a number of years with a new townhome style housing. The proposed project follows good planning principles by offering a density transition between the single-family dwellings to the south and west of the project site from the senior citizen housing and more intensive uses fronting Sepulveda Boulevard. The project further follows good planning principles by scaling back the height to 41 feet where the zoning code permits a maximum height of 45 feet.

The proposed site plan reduces massing on the odd shaped lot configuration by offering 75 residential units spread out across the entire approximately 3 acre site within 15 buildings. The site plan provides building separation from single-family residences with open spaces and landscaped setbacks. The project will improve Sepulveda Boulevard and Plummer Street with a new full-width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvements including sidewalk adjacent to the subject site.

In conjunction with its central location along Sepulveda Boulevard, the project site is well-served by public transit. The intersection of Sepulveda Blvd and Plummer Street is served by Metro Rapid Bus Line 734 going south to Westwood/UCLA and north to the Sylmar Metro Station. It is also served by the Metro Local Bus Line 234 going north to the Sylmar Metro Station and south to Ventura Boulevard. Additionally, the intersection of Sepulveda Boulevard and Plummer Street is served by Metro Local Bus Line 167 going west to the Chatsworth Metro Station and southeast to Coldwater Canyon Avenue.

The proposed plan amendment and zone change provide housing opportunities in a way that supports good zoning practice. The densities proposed are consistent with the projected housing growth of the area and therefore are compatible with objectives of the Community Plan. Adequate setbacks provide ample space for light and air circulation for the proposed buildings as well as surrounding structures. The site plan accommodates small open space parks that include amenities and connections via interior pedestrian pathways.

A review of the General Plan and its elements including, the Mission Hills – Panorama City – North Hills Community Plan, reveals that there is no conflict or inconsistency with any stated element or objectives if the proposed Zone Change and General Plan Amendment are approved.

6. Q Condition Findings

- a. *The Q limitations are necessary to protect the best interests of and assure a development more compatible with the surrounding property or neighborhood.***

The proposed Q conditions contain provisions regarding site development; limit the use, building height, and floor area ratio (FAR); provide adequate open space; and regulate parking to ensure that the project is harmonious with the surrounding neighborhood with regard to its scale and appearance. Additionally, the Q conditions regulate the replacement of the protected trees on site to protect species diversity within the surrounding community. The Q conditions provide for opaque and non-operable windows facing the single-family dwellings to the west and south to ensure privacy for and compatibility with the abutting single-family homes.

- b. *The Q limitations are necessary to secure an appropriate development in harmony with the objectives of the General Plan.***

To ensure that the development is in harmony with the General Plan, the proposed Q conditions contain provisions regarding land use, permitted number of dwelling units, height, open space, tree replacement for the protected species, and windows. The Q conditions also serve to tie the Zone Change to related Case No. VTT-73739-CN.

- c. *The Q limitation is necessary to prevent or mitigate adverse environmental effects of the zone change.***

Under Case No. ENV-2015-4183-MND, mitigation measures are imposed on the subject case to reduce impacts to a less than significant level. The Mitigated

Negative Declaration was analyzed based on the project description reflected in the applicant's site plans as shown in "Exhibit A". These site plans incorporate unit density, height, parking, and the related tract case. Additionally, the Q conditions regulate the replacement of the protected trees on site to protect species diversity within the surrounding community. As such, the proposed Q conditions prevent or mitigate adverse environmental impacts from the project.

7. T Condition Finding

Public necessity, convenience and general welfare require that provision be made for the orderly arrangement of the property concerned into lots and/or that provision be made for adequate streets, drainage facilities, grading, sewers, utilities, park and recreational facilities; and/or that provision be made for payments of fees in lieu of dedications and/or that provision be made for other dedications; and/or that provision be made for improvements; all in order that the property concerned and the area within which it is located may be properly developed in accordance with the different and additional uses to be permitted within the zone to which the property is proposed for change.

The current action, as recommended, has been made contingent upon compliance with "T" conditions of approval imposed herein for the proposed project. Such T Conditions are necessary to ensure the identified dedications, improvements, and actions are undertaken to meet the public's needs, convenience, and general welfare served by the actions required. These T Conditions ensure appropriate and necessary sidewalk improvements, street lighting, sewers, access and circulation, cable, emergency services, and recreation and parks. These actions and improvements will provide the necessary infrastructure to serve the proposed community at this site.

8. Building Line Removal Findings

a. The requested building line removal is in conformance with the public necessity, convenience, general welfare and good zoning practice.

The Planning Commission shall hold a public hearing and make a report and recommendation to the Council regarding the relation of the proposed land use ordinance to the General Plan and whether adoption of the proposed land use ordinance will be in conformity with public necessity, convenience, general welfare and good zoning practice.

b. The building line removal is necessary to establish, change or remove a building line in order to give proper effect to the zoning proposed in the proceeding.

The existing 22 foot Building Line along Plummer Street was originally established by Ordinance No. 99,739 effective February 8, 1952. To achieve the proposed 75 residential dwelling unit development, the applicant proposes a 53 foot setback that includes an open space "pocket park" at Plummer Street. Requiring observance of the 22 foot building line would not allow the applicant to include valuable open space at the Plummer Street entrance or build at the desired density allowed by the RD1.5-1 Zone.

c. *The building line removal is necessary to provide for the systematic execution of the General Plan.*

The Citywide Framework Element of the General Plan was most recently adopted on August 8, 2001. The Framework Element sets forth a citywide comprehensive long-range growth strategy. The recommended General Plan Amendment to Low Medium II and Zone Change to (T)(Q)RD1.5-1 is in conformance with Framework Element by increasing the supply of housing in the City, and in particular, in the Mission Hills – Panorama City – North Hills Community Plan area. When the 22 foot Building Line Ordinance was established in 1952, it was undoubtedly difficult to predict the City's current housing crisis. As such, allowing the applicant to provide housing at the Low Medium II Residential density is in conformance with current objective, policies, and programs of the General Plan.

d. *The building line removal is necessary to obtain a minimum uniform alignment from the street at which buildings, structures or improvements may be built or maintained, to protect and implement the Mobility Element of the General Plan; to provide sufficient open space for public and private transportation, and to facilitate adequate street improvements.*

The intent of said Building Line was to prevent the intrusion of any structure which would interfere with the eventual improvement of Plummer Street to Secondary Highway standards while preserving adequate front yards. The improvement of Plummer Street along the property frontage will be undertaken by the Vesting Tentative Tract Map Conditions (VTT-73939) as may be required for compliance with Mobility Plan 2035. The City did not require any new dedication from Plummer Street, because it is currently a fully dedicated street with four existing travel lanes.

e. *The building line removal is necessary to preserve the commonly accepted characteristics of residential districts.*

Los Angeles Municipal Code Section 12.09.1 B.1 regulates front yard setbacks in the RD restricted density multiple dwelling Zone, and requires a minimum 15 foot setback on the subject lot. In this circumstance, the plans and tract map provided by the applicant show a 53 foot setback along Plummer Street, which exceeds what is required in this residential district. Therefore, removal of the 22 foot building line on this property is necessary to preserve the commonly accepted characteristics of residential districts.

f. *The building line removal is necessary to preserve the spread of major fires and to facilitate the fighting of fires.*

Related Case No. VTT-73939-CN has been reviewed by the Fire Department and appropriately conditioned. Removing the 22 foot building line while providing a 53 foot setback will enable the proposed improvements to be constructed within the 150 feet of the edge of a roadway of an improved street as required by current Fire Department standards.

g. *The building line removal is necessary to promote the public peace, health, safety, comfort, convenience, interest and general welfare.*

The building line removal will allow for increased visibility of the improvements on the project site, provision of an open space “pocket park,” and allow for a circular turn around area for improved pedestrian and vehicular access at the Plummer Street egress point. As such, the building line removal promotes the public peace, health, safety, comfort, convenience, interest and general welfare.

9. Site Plan Review Findings

- 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. The Framework Element of the General Plan and the Mission Hills-Panorama City-North Hills Community Plan encourage a variety of housing options to meet the housing demands of the area. The Framework Element states:

Policy 4.1.7: Establish incentives for the development of housing units appropriate for families with children and larger families.

Los Angeles Department of City Planning 2014 statistics for the Community Plan area show that 49% of all households include one of more people under 18 years of age. As such, the provision of housing with three (3) bedroom units with open space amenities, such as play equipment, will serve families with children and larger families.

Additionally, the Community Plan states:

Policy 1-5.4: Provide for development of townhomes and other similar condominium type housing units to increase home ownership options.

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

Policy 1-5.5: Provide for livable family housing at higher densities.

The proposed Plummer Sepulveda Townhomes provide 75 condominium units to increase affordable homeownership options on a site proposed to be designated as Low Medium II residential density.

- 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.***

Citywide Design Guidelines Consistency. The City of Los Angeles General Plan Framework Element and the 35 Community Plans that comprise the City’s Land Use

Element promote architectural and design excellence in buildings, landscape, open space, and public space and emphasize the preservation of the City's character and scale. The Citywide Design Guidelines have been created to implement the 10 Urban Design Principles of the Framework Element, which are a statement of the City's vision for the future of Los Angeles, providing guidance for new development and encouraging projects to complement existing urban form in order to enhance the building environment in Los Angeles. The Citywide Design Guidelines contain design principles and measures that address the different elements of site and building design based on land use. Each section is organized by overarching objectives followed by a list of specific strategies. The proposed multi-family residential project is subject to the Residential Citywide Design Guidelines and conforms to the following objectives and strategies:

Site Planning No. 3: Where additional setback is necessary or a prevailing setback exists, activate the area with a courtyard or "outdoor room" adjacent to the street by incorporating residential amenities such as seating or water features, for example.

The proposed project includes three "pocket" parks; one is sited along the south side of Plummer Street, a second park is located in the elbow corner, and a third park is sited along the west side of Sepulveda Boulevard. The "pocket" parks are conditioned to include amenities, such as benches, and will create a sense of connectivity with Plummer Street and Sepulveda Boulevard. Three courtyards provided between six buildings benefit from southerly sun exposure.

Site Planning No. 5: Locate a majority of code-required open space at the ground level in a manner that is equally accessible to all residential units to promote safety and the use of outdoor areas...roof top areas can be used as common open areas.

The project includes 38,115 square feet of common and private open space, all of which is at the ground level, and exceeds the Los Angeles Municipal Code requirement of 13,125 square feet of open space (175 square feet/dwelling unit). The project is providing roof top decks on all units except those abutting the single-family R1 Zoned properties space.

Additionally, the project is conditioned such that nighttime uses, including the woonerf and parks, are sufficiently illuminated so as to render objects and persons clearly visible for the safety of the public and emergency response personnel. Any wall mounted lighting fixtures will provide illumination to pedestrians and motorists to optimize safety and security. As conditioned, the woonerf includes traffic calming features and differential paving along the building faces and areas for pedestrian crossing to clearly identify pedestrian access areas.

Building Orientation No. 2: Locate gathering spaces such as gyms, recreation rooms, and community space at the ground level and accessible to the street.

The three "pocket" parks at the ground level are gathering spaces that will be improved with recreational amenities such as play equipment, barbecues, and picnic benches, and are conditioned as such herein. The woonerf, which is a narrow street that provides pedestrian amenities in a low automotive speed environment, is conditioned to include landscaping, connecting pedestrian paths, and three (3) open space parks with amenities (such as play equipment, barbecues, picnic benches)

located at the project entrance off of Plummer Street, at the elbow corner, and at the entrance off of Sepulveda Boulevard. The woonerf shall include traffic calming features and differential paving along the building faces and areas for pedestrian crossing to clearly identify pedestrian access areas. The woonerf is connected to Sepulveda Boulevard and Plummer Street, and also connects to units via landscaped courtyards/paseos.

Entrances No. 2: Entries should be designed according to simple and harmonious proportions in relationship to the overall size and scale of the building. Design entries in proportion to the number of units being accessed. Ensure that pedestrian entries provide shelter year-round.

The front entry for each of the 75 units is designed with an arched entryway that is proportional to the overall size and scale of the building and serves as a shelter-year round. Awnings and second story balconies offer additional shelter and are harmonious with the building design.

Relationship to Adjacent Buildings No. 1: Where multi-family projects are adjacent to single-family zones, provide a sensitive transition by maintaining a height compatible with adjacent buildings. Mitigate negative shade/shadow and privacy impacts by stepping back upper floors and avoiding direct views into neighboring single-family yards.

To provide a sensitive transition to the neighboring single-family uses, the project is proposed to be a maximum height of 41 feet, which is slightly lower than the allowable 45 feet in the RD1.5-1 Zone. On the buildings abutting the single-family R1 Zoned lots to the south and west, units are stepped back to two (2) stories and/or do not include rooftop decks. The project is conditioned so that opaque and non-operable windows are also used on the south and west elevations facing the single-family homes to allow minimum privacy for the neighboring single-family dwellings.

Relationship to Adjacent Buildings No. 4: When designing small lot subdivisions or projects built over two or more lots, provide sufficient space between buildings, articulation along the street frontage, and visual breaks to diminish the scale and massing.

The proposed Plummer Sepulveda Townhomes is built over two (2) lots, and a woonerf (variable width) separates buildings on the north and south sides of the site on Parcel 1, and the east and west sides of the site on Parcel 2. The woonerf is enhanced by a landscaped courtyard that adjoins buildings. Both the woonerf and the courtyards provide building separation, connectivity between buildings, and visual breaks to diminish the scale and massing. Two small "pocket" parks provide an interesting street frontage to pedestrians on Sepulveda Boulevard and Plummer Street. A third park at the elbow corner adds open space between buildings and guest parking.

Relationship to Adjacent Buildings No. 5: Plant trees, shrubs, and vines to screen walls between property lines. Use decorative walls that include a change in color, material, and texture.

A green wall is provided at the south and west sides of the site facing the single-family homes, and at the north and east sides of the site facing the senior community. The proposed project uses varied and complementary earth tone colors and materials, including flat roof with parapet walls, stucco finish with control joints, horizontal siding with corner boards, stucco over foam trim, wood trim at sidings, decorative metal awnings, decorative shutters, decorative light fixtures, and metal sectional roll-up garage doors.

Building Façade No. 2: Design multi-family buildings to convey individual residential uses, even when applying a modern aesthetic. Modulated facades can prevent residential buildings from appearing commercial.

The building facades are designed to be offset to create architectural interest and avoid uninteresting blank walls. Each unit is entered via a separate door, and many of the units include balconies and/or awnings. The project is designed so that materials and colors on all elevations show variation of color and material to achieve a 360 degree design.

Building Façade No. 4: Alternate different textures, colors, materials, and distinctive architectural treatments to add visual interest while avoiding dull and repetitive facades.

The project utilizes various earth tone colors and includes distinctive architectural treatments such as balconies for the second level, horizontal siding, decorative shutters, and decorative light fixtures. The project is conditioned so that lighting fixtures are harmonious with the building design. As such, the project has a sense of three-dimensional architectural treatments.

Building Façade No. 7 Integrate varied roof lines through the use of sloping roofs, modulated building heights, gables, dormers, or innovative architectural solutions.

The buildings include varied roof heights and setbacks to break the massing to the building façade and add visual interest to the structure.

Sidewalks No. 3: For new multi-family residential projects where a sidewalk does not currently exist, establish a new sidewalk along the length of the public street frontage.

The project is conditioned to improve Sepulveda Boulevard adjoining the subdivision by the reconstruction of the existing sidewalk and provide a new 17-foot wide full-width sidewalk with tree wells including any necessary removal and reconstruction of existing improvements. Additionally, as conditioned, the applicant is required to improve Plummer Street adjoining the subdivision by the reconstruction of the existing sidewalk and providing a new 10-foot wide full-width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvements including sidewalk area west of the tract as satisfactory to the Valley District Engineer.

Off-Street Parking and Driveways No. 1: Prioritize pedestrian access first and automobile access second. Orient parking and driveways toward the rear or side of buildings and away from the public-right-of-way...

The guest parking spaces are concentrated toward the center of the site, away from the public-right-of-way. Along the woonerf, 10 guest parking spaces are oriented in a parallel configuration to maximize the safety. The additional 9 spaces are located in the elbow corner near the existing cell tower to remain on site. All parking is conditioned to be adequately lit and screened by landscaping. As conditioned, the woonerf includes traffic calming features and differential paving along the building faces and areas for pedestrian crossing to clearly identify pedestrian access areas.

On-Site Landscaping No. 3: Design open areas to maintain a balance of landscaping and paved areas.

A defining feature of the Plummer Sepulveda Townhomes is the landscaped woonerf that connects to the open space parks at the Sepulveda Boulevard and Plummer Street entrance and the elbow corner. Landscaping is provided along the green walls at the south and west sides of the site facing the single-family homes, and at the north and east sides of the site facing the senior community. Additionally, a landscaped paseo adjoins the buildings to add a balance of landscaped and paved areas.

The project is conditioned for a tree replacement at a 1:1 ratio for non-protected trees, and to 2:1 ratio for protected trees. Additionally, the project is conditioned for a 4:1 tree replacement for the three Black Walnut trees on site that are proposed for removal.

The project is designed to meet all Low Impact Development (LID) requirements. The project is conditioned to include permeable paving and landscaping to avoid excessive runoff into the Los Angeles Flood Control Basin. An underground LID filtration basin will be provided underneath the driveway adjacent to the Sepulveda Boulevard entrance.

There are no loading areas within the project site. All trash containers will be maintained by the HOA within the community trash enclosures shown on Sheet L-1 of "**Exhibit A.**"

As such, 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.

- c. ***That any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.***

As previously stated herein, the Plummer Sepulveda Townhomes provides a habitable environment through its recreational facilities and services along the woonerf and within the three "pocket" parks. The project is conditioned to provide play equipment for children, barbeques, and/or picnic tables. Additionally, the landscaped courtyards/paseos between the buildings offer opportunities for relaxation.

Additionally, the proposed project is conditioned to provide utilities and services that improve habitability for residents and minimize impacts on neighboring properties. These include the provision of electric vehicle parking, a recycled water pipe system for onsite greywater use, the use of solar or electric powered generators during construction, and the provision of solar panels.

As such, the proposed residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

C. CEQA Findings

A Mitigated Negative Declaration, Case No. ENV-2015-4183-MND, was prepared for the proposed project. The Department of City Planning published the Mitigated Negative Declaration beginning July 21, 2016 for 20 days, ending August 10, 2016 for the subject case. An Addendum to the Mitigated Negative Declaration (REC-1) was prepared on September 16, 2016 to correct the project description as to number of units, number of protected trees, parking to be removed, and to specify the land use designation for “add areas” for two lots located at 15420 – 15450 West Plummer Street. The Addendum met the criteria of State CEQA Guidelines Section 15164, none of the conditions called for in Section 15162 applied, and no subsequent or supplemental MND was required. The Lead Agency, after careful analysis and reflecting independent judgement, determined that the original published ENV-2015-4183-MND was adequate in addressing all of the potential environmental impacts with proper mitigation measures. The Lead Agency found potential negative impacts could occur from the project’s implementation due to:

Aesthetics (landscape, light);
Air Quality;
Biological Resources (tree removal, habitat modification);
Green House Gas Emissions
Noise (demolition, grading, construction, adjacent to freeway)
Public Services (fire, police, recreation)
Recreation
Transportation (traffic)

Other identified potential impacts not specifically mitigated by these conditions are already subject to existing City ordinances (Sewer Ordinance, Grading Ordinance, Flood Plain Management, Xeriscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

On the basis of the whole of the record before the Advisory Agency including any comments received, the Advisory Agency found that, with imposition of the mitigation measures described in Case No. ENV-2015-4183-MND and listed as Environmental Conditions in this report, there would be no substantial evidence that the proposed project will have a significant effect on the environment. The Advisory Agency adopted Case No. ENV-2015-4183-MND on August 10, 2016 along with related Case No. VTT-73939-CN. Following the appeal of Case No. VTT-73939-CN, on December 21, 2016, the City Planning Commission adopted the ENV-2015-4183-MND and an Addendum prepared on September 16, 2016. Based on the whole of the administrative record, including any comments received, as assessed in ENV-2015-4183-MND and the Addendum, with the imposition of mitigation measures and the Mitigation Monitoring Program, the City Council on April 28, 2017 found there to be no substantial evidence that the proposed Project would have a significant effect on the environment.

On May 23, 2018, a second Addendum to Case No. ENV-2015-4183-MND was prepared to reanalyze the project under a revised project description that reflects reduced height and massing. The revised project description does not change the density or intensity of use and does not create significant impacts. The Addendum also corrects minor errors/omissions in the Mitigation Monitoring Program. Therefore, the City finds on the basis of its independent judgment, after consideration of the whole of the administrative record, the proposed project was assessed in the referenced Mitigated Negative Declaration Case No. ENV-2015-3535-MND REC1 and the Addendum prepared on May 23, 2018, and pursuant to CEQA Guidelines, Sections 15162 and 15164, no supplemental or subsequent environmental analysis is required for approval of the project. Per a May 1, 2018 telephone conversation with Department of Transportation staff, the May 10, 2016 technical review of the February 2016 traffic evaluation for the proposed project is not required to be updated as there were no changes proposed to related Case No. VTT-73939-CN.

The records upon which this decision is based are with Valley Project Planning, Department of City Planning, 6262 Van Nuys Boulevard, Room 400, Los Angeles, CA 90012.

RESOLUTION

WHEREAS, the applicant has requested an application for a Plan Amendment to change the land use designation of the property located at 9433 Sepulveda Boulevard and 15500 – 15508 Plummer Street from Medium Residential and Low Residential to Low Medium II Residential within the Mission Hills-Panorama City-North Hills Community Plan; and

WHEREAS, the City Planning Commission approved the applicant's Plan Amendment request and recommended adoption by City Council of the Plan Amendment; and

WHEREAS, the requested General Plan Amendment is consistent with the intent and purpose of the Mission Hills-Panorama City-North Hills Community Plan to designate land uses in an orderly and unified manner; and

WHEREAS, the requested Zone Change is consistent with the requested General Plan land use designation; and

WHEREAS, the subject request would provide for a logical and uniform pattern of planned land use development that is compatible with surrounding land use designations of the General Plan; and

WHEREAS, the Plan Amendment from Medium Residential and Low Residential to Low Medium II Residential, and the Zone Change from R3-1 and RA-1 to (T)(Q)RD1.5-1, would allow for the development of a 75-unit residential condominium project in 15 separate townhome style buildings spread throughout the entire site with private yards, individual garages with two (2) parking spaces for each unit, common open space park areas, and an interior common access area for vehicles, consistent with the Community Plan and zoning of surrounding uses; and

WHEREAS, the residential development would support the City's goals for housing development; and

WHEREAS, the subject project has prepared a revised Mitigated Negative Declaration (ENV-2015-4183-MND), the Addendum dated May 23, 2018, and associated Mitigation Monitoring Program in accordance with the City's Guidelines for implementation of the California Environmental Quality Act (CEQA);

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

THE INTENT OF THIS ORDINANCE IS FOR THE BOUNDARIES OF THIS GENERAL PLAN LAND USE CHANGE TO COINCIDE WITH THOSE OF RECORDED TR 73939.

LANGDON AVE

BLVD

83

PLUMMER

ST 83

125

600.07

227

302

N'LY LINE OF LT 1, TR 20103.

LOW MEDIUM II

W'LY & S'LY LINES OF LT 1, TR 20103.

FOLLOWS EXISTING ZONE LINE AS DESCRIBED IN SA1377, ORDINANCE 164750.

150

160

SEPULVEDA

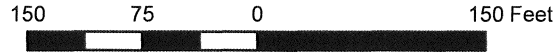
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