

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
CPC-2016-2084-ZC-ZAD-F	ENV-2016-2085-MND	7 – Wesson
PROJECT ADDRESS:		
11600 – 11650 North Eldridge Avenue		
APPLICANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
Marc Annotti Harridge Development Group 6363 Wilshire Boulevard Ste. 600 Los Angeles, CA 90048 <input type="checkbox"/> New/Changed		
APPLICANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
Brad Rosenheim, Erika Iverson Rosenheim & Associates, Inc. 21600 Oxnard Street 630 Woodland Hills, CA 91367	818-716-2689	erika@raa-inc.com
APPELLANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A		
APPELLANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A		
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
May Sirinopwongsagon	213-978-1372	may.sirinopwongsagon@lacity.org
ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION		
Zone Change		

FINAL ENTITLEMENTS NOT ADVANCING:

Zoning Administrator's Determination; Fence

ITEMS APPEALED:

None

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 _____

- ☐
- ☐
- ☐
- ☐
- ☐
- ☐

NOTES / INSTRUCTION(S):**FISCAL IMPACT STATEMENT:**☒ Yes☐ No

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

PLANNING COMMISSION:

- ☒ City Planning Commission (CPC)
- ☐ Cultural Heritage Commission (CHC)
- ☐ Central Area Planning Commission
- ☐ East LA Area Planning Commission
- ☐ Harbor Area Planning Commission

- ☐ North Valley Area Planning Commission
- ☐ South LA Area Planning Commission
- ☐ South Valley Area Planning Commission
- ☐ West LA Area Planning Commission

PLANNING COMMISSION HEARING DATE:	COMMISSION VOTE:
March 23, 2017	5 - 1
LAST DAY TO APPEAL:	APPEALED:
May 15, 2017	No
TRANSMITTED BY:	TRANSMITTAL DATE:
James K. Williams	May 17, 2017



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: **APR 28 2017**

Case No.: **CPC-2016-2084-ZC-ZAD-F**
CEQA: ENV-2016-2085-MND
Plan Area:

Council District: 7 – Wesson

Project Site: 11600 – 11650 North Eldridge Avenue

Applicant: Marc Annotti, Harridge Development Group
Representative: Brad Rosenhiem, Erika Iverson, Brad Rosenheim & Associates, Inc.

At its meeting of **March 23, 2017**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following project:

Demolition of existing buildings for the construction of 65 single-family dwellings and one (1) lot to serve as a community park.

1. **Found**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-2085-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, that the project was assessed as part of Mitigated Negative Declaration and that there is no substantial evidence that the project will have a significant effect on the environment; **found** the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **found** the mitigation measures have been made enforceable conditions on the project; and **adopted** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. **Denied** the requested Zone Change from A2-1 and RE9-1 to RU-1;
3. **Approved** and **recommended** that the City Council adopt a Zone Change from A2-1 and RE9-1 to (T)RU-1;
4. **Approved** a Zoning Administrator's Determination to permit the construction of ten retaining walls with a maximum height of eight feet prior to the recordation of the tract map for Lots 1, 8, 17, 18, 27, 28, 36, 37, 45, and 46 to have a maximum of two retaining walls after the recordation of the tract map in lieu of the permitted one retaining wall with a maximum height of 12 feet or two retaining walls with a maximum height of 10 feet;
5. **Approved** a Zoning Administrator's Determination to permit retaining walls with a maximum height of eight feet within the rear yard prior to and after the recordation of the tract map in lieu of the maximum height of six feet;
6. **Adopted** the modified Conditions of Approval; and
7. **Adopted** the Findings;

The motion was seconded by Commissioner Mack and the vote proceeded as follows:

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

Vote: 5 - 1



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

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

Effective Date/Appeals: The decision of the Los Angeles City Planning Commission is final and not appealable as it relates to the Zone Change. The Zoning Administrator's Determinations are appealable to the Los Angeles City Council within 15 days after the mailing date of this determination letter. Any appeal not filed within the 15-day period shall not be considered by the Council. All appeals shall be filed on forms provided at the Planning Department's Public Counters at 201 N. Figueroa Street, Fourth Floor, Los Angeles, or at 6262 Van Nuys Boulevard, Suite 251, Van Nuys.

FINAL APPEAL DATE: MAY 15 2017

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

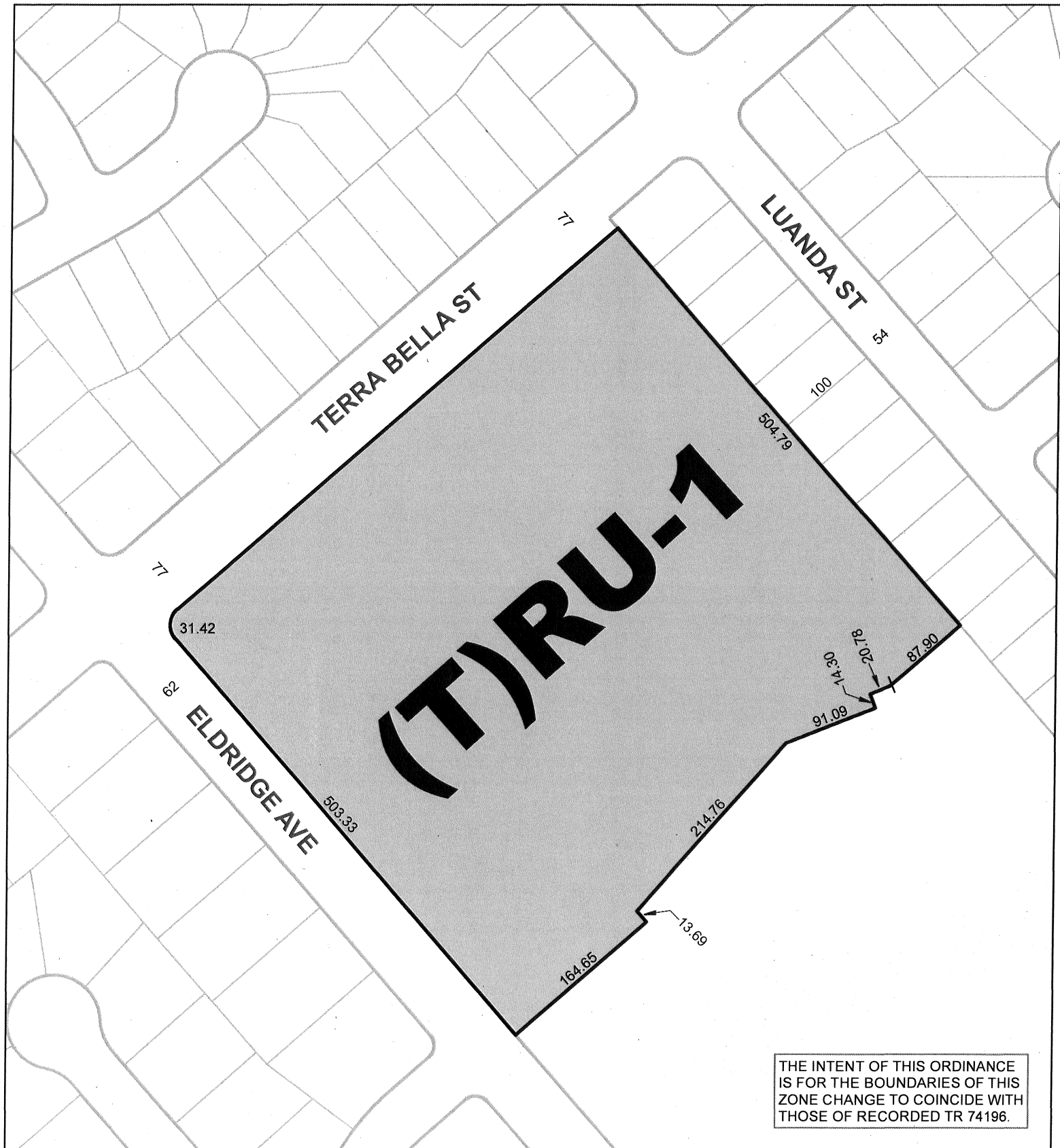
Attachments: Ordinance, Map, Modified Conditions of Approval, Findings
c: Nicholas Hendricks, Senior City Planner
May Sirinopwongsagon, City Planner

ORDINANCE NO. _____

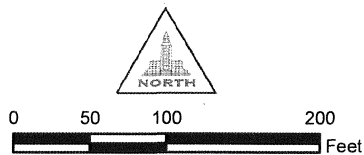
An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

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 74196.

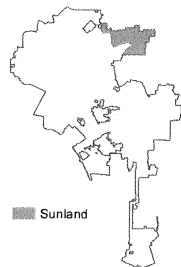


CPC-2016-2084-ZC-ZAD-F

CF/CA

032817

City of Los Angeles



CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32-G of the Municipal Code, the (T) or [T] Tentative Classification shall be removed by the recordation of a final parcel or tract map or by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

1. Dedication(s) and Improvement(s). Prior to the issuance of any building permits, public improvements and dedications for streets and other rights-of-way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation, Fire Department (and other responsible City, regional and federal government agencies, as may be necessary), the following:
 - a. Responsibilities/Guarantees.
 - i. As part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.
 - ii. Prior to the issuance of sign-offs for final site plan approval and/or project permits by the Department of City Planning, the applicant/developer shall provide written verification to the Department of City Planning from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to the project design required by a public agency shall be documented in writing and submitted for review by the Department of City Planning
2. Bureau of Street Services, Urban Forestry Division. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the sub divider or contractor shall notify the Urban Forestry Division (213-847-3077) upon completion of construction to expedite tree planting. If Street tree removal is required call 311 or 1 800 996-2489 to initiate the permitting process.
3. Bureau of Street Lighting: Construct new street light: four (4) on Eldridge Avenue. If street widening per BOE improvement conditions, relocate and upgrade street lights; three (3) on Terra Bella St.
4. Department of Transportation.
 - a. All requirements and conditions listed in the DOT traffic assessment letter dated July 19, 2016, and all subsequent revisions to this traffic assessment, be applied to the tract map.
 - b. The garages for 58 units will be off of private access ways that are proposed from Terra Bella Street. The remaining seven homes will have garage access from Eldridge Avenue directly.
5. Fire Department. Prior to the issuance of building permit, a plot plan shall be submitted to the Fire Department for approval.

Notice: If conditions dictate, connections to the public sewer system may be postponed until adequate capacity is available.

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 3-23-17

Pursuant to Section 12.24 of the Los Angeles Municipal Code, the following conditions are hereby imposed upon the use of the subject property:

A. Development Conditions:

1. **Site Plan.** The location of the retaining walls shall be in substantial conformance with the retaining wall site plan stamped Exhibit A dated March 10, 2017. The location of the retaining walls may be modified, as necessary, to conform to an approved tract map for VTT-74196. Prior to the issuance of building permits, the applicant shall provide elevations which show enhanced articulation of all four sides of the dwelling units to the satisfaction of the Director of Planning.
2. **Fence Height.** The retaining walls located within the rear yards of lots after the recordation of the final map for VTT-74196 may have a maximum height of eight (8) feet.
3. **Landscaping.** Prior to the issuance of a building permit for the retaining walls, a landscape plan shall be submitted to and approved by the Department of City Planning. The landscape plan shall be in conformance with LAMC Section 12.21-C,8(b).

B. Environmental Conditions:

4. **Aesthetics (Light).** Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.
5. **Tree Removal (Locally Protected Trees).**
 - a. The required Tree Report shall include the location, size, type, and condition of the existing trees in the adjacent public right-of-way and shall be submitted for review and approval by the Urban Forestry Division of the Bureau of Street Services, Department of Public Works (213-847-3077).
 - b. The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 Basis, shall be required for the unavoidable loss of significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) trees in the public right-of-way.
6. **Grading.** The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing the contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS), and the hauling or general contractor.
7. **Grading.** Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. The application of BMPs includes but is not limited to the following mitigation measures:
 - a. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes

shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.

- b. Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.
8. **Grading.** The Project shall be designed and constructed in accordance with the recommendations provided in the Geotechnical Study, which shall be approved by the Department of Building and Safety prior to the issuance of building and grading permits.
9. **Tribal Cultural Resources.** During the course of any ground disturbance activities, the applicant, or their agent, shall retain a professional Native American monitor(s). Ground disturbance activities shall include the following: excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, pounding posts, augering, backfilling, blasting, stripping topsoil or a similar activity. Monitoring of the project site during ground disturbance activities shall comply with the following:
 - a. The applicant, or their agent, shall obtain a professional Native American monitor, or monitors, by contacting the Fernandeano Tataviam Band of Mission Indians. Prior to the issuance of a grading permit, evidence shall be provided to the Department of City Planning that monitor(s) have been obtained;
 - b. A monitor shall be secured for each grading unit. In the event that there are simultaneous grading units operating at the same time, there shall be one monitor per grading unit;
 - c. In the event that subsurface archaeological resources, human remains, or other tribal cultural resources are encountered during the course of ground disturbance activities, all such activities shall temporarily cease on the project site until the archaeological or other tribal cultural resources are assessed and subsequent recommendations are determined by a qualified archaeologist. In the event that human remains are discovered, there shall be no disposition of such human remains, other than in accordance with the procedures and requirements set forth in California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98, including the required notification to the County Coroner and the Native American Heritage Commission;
 - d. In the event that subsurface resources are encountered during the course of ground disturbance activities, the qualified archaeologist on site shall specify a radius around where resources were encountered to protect such resources until the procedures and requirements set forth in California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98 have been fulfilled. Project activities may continue outside of the designated radius area.
 - e. Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the South Central Coastal Information Center (SCCIC).

C. Administrative Conditions

10. **Approvals, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, reviews or approval, plans, etc, as may be required by the

subject conditions, shall be provided to the Department of City Planning for placement in the subject file.

11. **Code Compliance.** All area, height and use regulations of the zone classification of the subject property shall be complied with, except wherein these conditions explicitly allow otherwise.
12. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
13. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.
14. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
15. **Building Plans.** A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
16. **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 pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
17. **Expedited Processing Section.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
18. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, 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.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, 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.

- c. 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).
- d. 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).
- e. 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 include 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

General Plan/Charter Findings

1. General Plan Land Use Designation.

The project site is located within the Sunland – Tujunga – Lake View Terrace – Shadow Hills – East La Tuna Canyon Community Plan, which was adopted by the City Council on November 18, 1997. The project site is a slightly irregularly shaped site consisting of approximately 6.68 acres of lot area, and is located at the southeast corner of Terra Bella Street and Eldridge Avenue. The Community Plan designates the site with a land use designation of Low Residential, which lists the following corresponding zones: RE9, RS, R1, and RU. Presently the project site has a dual zone, which is primarily A2-1 and then RE9-1. As approved, the zone change to (T)RU-1 would establish a unified zone over the entire site and would be consistent with the existing land use designation. Additionally, the recommended zone change would permit the development of the site with single family lots that are consistent and compatible with the existing single family neighborhood.

2. General Plan Text. The Sunland – Tujunga – Lake View Terrace – Shadow Hills – East La Tuna Canyon Community Plan text includes the following relevant provision:

Objective 1-3: To provide for the preservation of existing and the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area to the year 2010.

Policy 1-1.2: Protect existing single family residential neighborhoods from encroachment by higher density residential and other incompatible uses.

Policy 1-1.4: The City should promote neighborhood preservation in existing residential neighborhoods.

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

Policy 1-3.1: Consider factors such as neighborhood character and identity, compatible of land uses, impacts on livability, impacts on services and public facilities, impacts on traffic levels, and environmental impacts when changes in residential densities are proposed.

The Community Plan designates the project site with the Low Residential land use designation, which lists the following corresponding zones: RE9, RS, R1, and RU. The project site is located within the Lake View Terrace community and is located within an established low density neighborhood. The project site is located at the southeast corner of Eldridge Avenue and Terra Bella Street.

The requested RU Zone would permit the subdivision and creation of single family lots with a minimum lot area of 3,500 square feet. The reduced lot sizes would permit the development of the project site with a community park and does not propose to develop the site with the maximum permitted number of dwelling units. The City Planning Commission determined that the requested RU Zone would be consistent with the objectives and policies of preserving and enhancing the existing single family neighborhood.

3. **Framework Element.** The Framework Element for the General Plan (Framework Element) was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Framework Element includes the following provisions, objectives and policies relevant to the instant request:

Goal 3B: Preservation of the City's stable single-family residential neighborhoods.

Objective 3.5: Ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development

Policy 3.5.2: Require that new development in single-family neighborhoods maintains its predominant and distinguishing characteristics such as property setbacks and building scale

Objective 3.6: Allow for the intensification of selected single-family areas that directly abut high-density development as "transitions" between these uses.

The project site is an approximately 6.68 acre lot, with approximately 1.70 acres zoned as RE9-1 and the remaining portion of the site zoned A2-1. The RE9 Zone would permit a maximum of 8 single-family lots and the A2 Zone would permit a maximum of two single-family lots in conjunction with the subdivision of the site. The RU Zone is a single family zone which is intended to promote the creation of lots which are smaller in area, with smaller yard requirements. The requested RU Zone would permit the subdivision and creation of single-family lots which have a minimum lot area of 3,500 square feet and minimal yard requirements. The front and rear yard requirements are a minimum of 10 feet, while the side yards would be a minimum of three feet. Additional provisions would permit a side yard of zero feet on one side if the other side yard is increased by three feet.

The approved zone change to (T)RU-1, in conjunction with an approved tract map, would permit the development of up to 66 lots consisting of 65 single-family lots and one lot for a community park. The City Planning Commission determined that the proposed density and the use of a community park would meet the aforementioned goals and objectives and approved and recommended the zone change to (T)RU-1.

4. **Housing Element.** The Housing Element of the General Plan will be implemented by the recommended action herein. The Housing Element is the City's blueprint for meeting housing and growth challenges. It identifies the City's housing conditions and needs, reiterates goals, objectives, and policies that are the foundation of the City's housing and growth strategy, and provides the array of programs the City has committed to implement to create sustainable, mixed-income neighborhoods across the City. The Housing Element contains the following goals and objectives:

Goal 2: Safe, Livable, and Sustainable Neighborhoods

Objective 2.4: Promote livable neighborhoods with a mix of housing types, quality design and a scale and character that respects unique residential neighborhoods in the City.

In conjunction with an approved tract map to subdivide the project site, the approved zone change to (T)RU-1 would promote the development of an underdeveloped and underutilized site with up to 58 new single-family lots. The site has historically been used as a medical facility that has remained vacant in recent years. The approved RU Zone would create single-family lots, as well as allow for the development of a community park.

5. **The Mobility Element.** The Mobility Element (Mobility Plan 2035) of the General Plan is not likely to be affected by the recommended action herein. The project proposes to subdivide the site for the development of single-family dwellings. In conjunction with the proposed zone change and subdivision, the project would be required to comply with dedication, merger, and improvement requirements along Terra Bella Street and Eldridge Avenue, which would be consistent with the Mobility Element.
6. **The Sewerage Facilities Element** of the General Plan will not be affected by the recommended action. While the sewer system might be able to accommodate the total flows for the proposed project, further detailed gauging and evaluation may be needed as part of the permit process to identify a specific sewer connection point. If the public sewer has insufficient capacity then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Treatment Plant, which has sufficient capacity for the project.

Entitlement Findings

7. Zone Change Findings.

- a. **Pursuant to Section 12.32-C of the Municipal Code, and based on these findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.**

Public Necessity, Convenience, and General Welfare

The project site is a 6.68 acre lot located within an established single-family neighborhood. The site was previously utilized as a medical facility, but is now an unoccupied building. In conjunction with the approved tract map, the approved zone change would allow the development of the underutilized site with a maximum of 65 single-family dwellings and a community park. The existing RE9 and A2 Zone would permit a maximum of ten dwelling units, combined, in conjunction with a subdivision. The net increase of 55 dwelling units will help to address the City's housing shortage, as well improving a site which has remained vacant. Additionally, the project would place additional housing within 0.3 miles of two schools and within two miles of three additional schools. This would provide families with convenient access to educational facilities. The City Planning Commission approved the zone change to (T)RU-1 for the development of 65 single-family lots and one lot for a community park. The City Planning Commission determined that the addition of the community park would provide and be consistent with the public necessity, convenience and general welfare.

Good Zoning Practice

The project site is located within the Sunland – Tujunga – Lake View Terrace – Shadow Hills – East La Tuna Canyon Community Plan, which designates the project site with a land use designation of Low Residential. The land use designation lists the following corresponding zones: RE9, RS, R1, and RU. The City Planning Commission determined that the RU Zone is consistent with the land use designation of the project

site and that it would permit the development of the site with 65 single-family lots and one lot which will be developed as a community park. The City Planning Commission approved and recommended the zone change to (T)RU-1 for the development of 65 single-family lots and one lot for a community park.

b. Pursuant to Section 12.32-G of the Municipal Code “T” Classification Findings.

The current action, as recommended, has been made contingent upon compliance with new “T” conditions of approval imposed herein for the proposed project. The “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 actions and improvements will provide the necessary infrastructure to serve the proposed community at this site.

8. Zoning Administrator’s Determination Findings.

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

The project site is a 6.68 acre lot located within the BOE Special Grading Area and is subject to the LAMC Section 12.21-C,8. This section restricts the construction of retaining walls to one wall with a maximum height of 12 feet or two walls with a maximum height of 10 feet. The project proposes to construct ten retaining walls with a maximum height of 8 feet. The retaining walls would be located in varying sections of the 6.68 acre site. As the lot area of the site, prior to the recordation of the final map, is substantially larger than standard lots in the RU Zone, strict adherence to the zoning regulations would be impractical. After the recordation of the final map, each of the lots would be subject to the same retaining wall regulations. While each of the lots would not have more than two retaining walls at a height of 8 feet, the walls would not comply with the separation requirement of the Code, which requires that the two retaining walls be at least three feet apart. It would be impractical and infeasible to require that the lot lines of the single-family lots be drawn accordingly to accommodate the necessary locations of the retaining walls on the existing site. As conditioned, the retaining walls would nonetheless conform to the intent of the regulation.

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

The project site is a 6.68 acre lot which is developed with an unoccupied medical facility. The site is located at the southeast corner of Eldridge Avenue and Terra Bella Street within the Lake View Terrace community. The surrounding neighborhood is developed with single family dwellings in the either the RE11, RS, or R1 Zone. The lots vary in lot size from 5,000 to approximately 12,400 square feet of lot area. In conjunction with the approved tract map and the approved zone change to (T)RU-1, the project would develop the site with a maximum of 65 single-family and one lot for a community park. As conditioned, the proposed project would not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

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

The project site is located within the Sunland – Tujunga – Lake View Terrace – Shadow Hills – East La Tuna Canyon Community Plan with a land use designation of Low Residential, which lists the following corresponding zones: RE9, RS, R1, and RU. The project site is presently zoned RE9-1 and A2-1 and the approved zone change to (T)RU-1 would create a unified zone over the entire site. The approved zone change to (T)RU-1 would be consistent with the land use designation, as designated by the Community Plan. The approved zone change would permit the redevelopment of the existing site with a maximum of 65 dwelling units and a community park. The development would be consistent with the objectives and policies of the Community Plan, as discussed in Finding No. 2.

- d. Additional Findings for Fences or Walls in the A or R Zone. The environmental effects and appropriateness of materials, design, and location of any proposed fence or wall, including any detrimental effects on the view which may be enjoyed by the occupants of adjoining properties, and security to the subject property which the fence or wall would provide.**

The materials and design of the proposed walls would be reflective of existing walls constructed for other similar single family dwellings in the surrounding neighborhood. The project, as conditioned, will not create visibility problems or reduce access to light and air. It will allow for added privacy and security, as well as public safety. The walls will not affect the views of other adjoining properties. As conditioned, the project is not anticipated to have any detrimental effects on views and would provide security and privacy for future residents.

Environmental Findings

- 9. Environmental Finding.** A Mitigated Negative Declaration (MND), along with mitigation measures and a Mitigation Monitoring Program (ENV-2016-2085-MND), was prepared for the proposed project in compliance with the California Environmental Quality Act (CEQA). On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Mitigated Negative Declaration reflects the lead agency's independent judgement and analysis. The records upon which this decision is based are with the Environmental Review Section of the City Planning Department in Room 750, 200 North Spring Street.
- 10. Flood Insurance.** The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.