

**PLANNING DEPARTMENT TRANSMITTAL  
TO THE CITY CLERK'S OFFICE  
*SUPPLEMENTAL*  
*CF 17-0673***

<b>CITY PLANNING CASE:</b>	<b>ENVIRONMENTAL DOCUMENT:</b>	<b>COUNCIL DISTRICT:</b>
CPC-2016-2751-VZC-DB-SPR	ENV-2016-2752-MND	CD6
<b>PROJECT ADDRESS:</b>		
8811-8845 NORTH SEPULVEDA BOULEVARD (15430 WEST RAYEN STREET, 8832-8840 NORTH LANGDON AVENUE)		
<b>PLANNER CONTACT INFORMATION:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
MAY SIRINOPWONGSAGON	213-978-1372	<a href="mailto:MAY.SIRINOPWONGSAGON@LACITY.ORG">MAY.SIRINOPWONGSAGON@LACITY.ORG</a>

<b>NOTES / INSTRUCTION(S):</b>	
<p>FOR THE RECORD OF COUNCIL FILE NO. 17-0673.</p>	
<b>TRANSMITTED BY:</b>	<b>TRANSMITTAL DATE:</b>
Claudia Rodriguez Council Liaison	08/10/2017

**DEPARTMENT OF  
CITY PLANNING**

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August 10, 2017

Art Simonian (A)  
Sepulveda Apartments, LLC  
501 West Glenoaks Blvd #556  
Glendale, CA 91202

R.D.B Family Properties, LP (O)  
26952 North Granite Ridge Ct  
Valencia, CA 91381

M.D.B Family Properties, LP (O)  
3459 Brokenhill Street  
Newbury Park, CA 91320

Benjamin Fiss (R)  
Pacific Zoning, LLC  
11601 De Celis Place  
Granada Hills, CA 91344

RE: Case No: CPC-2016-2751-VZC-DB-SPR  
Related Case No. VTT-74705  
Address(s): 8811-8845 North Sepulveda Boulevard  
(15430 West Rayen Street, 8832-8840 North  
Langdon Avenue)  
Plan Area: Mission Hills – Panorama City – North  
Hills  
Zone : C2-1, RA-1  
D. M. : 195B145  
C. D. : 6  
CEQA : ENV-2016-2752-MND

**LETTER OF CLARIFICATION**

On April 27, 2017, the City Planning Commission approved and recommended that the City Council adopt a Vesting Zone Change from RA-1 to (T)(Q)R3-1 for the western portion of the project site located generally at 8811-8845 Sepulveda Boulevard. In conjunction with the Vesting Zone Change, the City Planning Commission approved two On-Menu Incentives and Site Plan Review for a proposed 364-unit apartment building. As no appeals were filed, the City Planning Commission's action as it related to the density bonus incentives and site plan review became final on June 12, 2017. The Vesting Zone Change was moved forward and heard before the Planning and Land Use Management Committee (PLUM) on August 9, 2017.

At PLUM, the applicant's representative requested clarification on the Conditions of Approval related to the approval of the On-Menu Incentives and Site Plan Review. The representative indicated that the project may not be built to the proposed density of 364 dwelling units and requested that conditions be clarified to indicate a maximum of 364 dwelling units may be constructed. As the total number of units may be reduced, the second clarification would be in regards to the total number of units which would be required to be set aside for the Very-Low Income Households. The Deputy Chief of Staff for

Council District 6 spoke in support of the requested clarification. PLUM recommended the adoption of the Vesting Zone Change and supported the request for clarification.

The City Planning Commission reviewed and approved a development with 364 residential dwelling units; however, as indicated in Condition No. A-2, it was not intended to require that the project be constructed with a total of 364 dwelling units. As stated in Condition No. A-2, the development of the project site would be limited to a maximum of 364 residential dwelling units. Therefore, as conditioned, the final project may provide less than 364 residential dwelling units.

In approving the project, the City Planning Commission approved a set aside of 44 dwelling units for Very-Low Income Households. The 44 dwelling units is the whole number equivalent of 11 percent of the base density, 399 dwelling units, permitted on the project site. This would be equivalent to a set aside of 12 percent of the proposed density of 364 dwelling units. Although the project does not include a density bonus increase, it does include the approval of two On-Menu Incentives. Pursuant to Los Angeles Municipal Code Section 12.22-A,25, a minimum of 10 percent of the total units provided is required to be set aside for Very-Low Income Households in order to qualify for two On-Menu Incentives. As the proposed number of dwelling units may be lower than the proposed 364 dwelling units, the number of units to be set aside should also be based on the final total number of units provided.

It is hereby clarified that the approved project is for a maximum of 364 residential dwelling units and that references to 364 residential dwelling units within the Conditions of Approval and Findings shall be considered as a “maximum of 364 residential dwelling units” and that no subsequent clarification is needed if the total number of units is less than 364 dwelling units. Additionally, that within the Grant Clause and Findings related to a set aside of 44 units for Very-Low Income households shall be considered as “11 percent of the total provided units.”

The following conditions are hereby clarified as follows, with strikeout indicating deletion and underline indicating revised language.

A. Development Condition:

2. **Residential Density.** The project shall be limited to a maximum density of 364 residential dwelling units, consisting of ~~44 units~~ 11 percent of the total number of units provided set aside for Very Low Income Households.

The density allocated in the (T)(Q)R3-1 and C2-1 Zones may be redistributed provided that the overall density of the project does not exceed 364 dwelling units and does not exceed the base density permitted in each zone.

3. **Affordable Units.**

- a. A minimum of ~~fourty four (44) units, that is~~ 11 percent of the base total dwelling units permitted provided in the (T)(Q)R3-1 and C2-1 Zone, shall be reserved as Very-Low Income units, as defined by the State Density Bonus Law 65915 (C)(2).

4. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make ~~fourty-four (44) units~~ 11 percent of the total provided units available to Very-Low Income Households, for sale or rental as determined to be affordable to such households by HCIDLA for a period of 55 years. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the HCIDLA. Refer to the Density Bonus Legislation Background section of this determination.

All other conditions of the determination letter dated May 22, 2017 remain unchanged.

Vincent P. Bertoni, AICP  
Director of Planning

A handwritten signature in blue ink, appearing to read "Charles J. Rausch, Jr.", with a stylized flourish at the end.

Charles J. Rausch, Jr.  
Interim Chief Zoning Administrator  
CR:MS