

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

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
APCNV-2016-1202-ZC-BL	ENV-2016-1203-CE	12 - Englander
PROJECT ADDRESS:		
9814 North White Oak Avenue		
APPLICANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
Dung Vuong, 9814 White Oak, LLC 18841 Chase Street Northridge, CA 91324 <input type="checkbox"/> New/Changed	(818) 481-5048	
APPLICANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
Jody Wood, JW Expedite 4872 Topanga Canyon Boulevard #241 Woodland Hills, CA 91314	(818) 337-9781	Jodywood123@gmail.com
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Lucerito Martinez	(818) 374-5058	lucerito.martinez@lacity.org
ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION		
<p>Zone Change Building Line Removal</p>		

FINAL ENTITLEMENTS NOT ADVANCING:

Not Applicable

ITEMS APPEALED:

No

ATTACHMENTS:	REVISED:	ENVIRONMENTAL CLEARANCE:	REVISED:
<input checked="" type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input checked="" type="checkbox"/> Categorical Exemption	<input type="checkbox"/>
<input checked="" type="checkbox"/> Findings of Fact	<input type="checkbox"/>	<input type="checkbox"/> Negative Declaration	<input type="checkbox"/>
<input checked="" type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input type="checkbox"/> Mitigated Negative Declaration	<input type="checkbox"/>
<input type="checkbox"/> Conditions of Approval	<input type="checkbox"/>	<input type="checkbox"/> Environmental Impact Report	<input type="checkbox"/>
<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Mitigation Monitoring Program	<input type="checkbox"/>
<input checked="" type="checkbox"/> Zone Change Map	<input type="checkbox"/>	<input type="checkbox"/> Other _____	<input type="checkbox"/>
<input type="checkbox"/> GPA Resolution	<input type="checkbox"/>		
<input type="checkbox"/> Land Use Map	<input type="checkbox"/>		
<input type="checkbox"/> Exhibit A - Site Plan	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Mailing List	<input type="checkbox"/>		
<input type="checkbox"/> Land Use	<input type="checkbox"/>		
<input type="checkbox"/> Other _____	<input type="checkbox"/>		

NOTES / INSTRUCTION(S):


FISCAL IMPACT STATEMENT:

Yes No

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

PLANNING COMMISSION:

- | | |
|---|---|
| <input type="checkbox"/> City Planning Commission (CPC) | <input checked="" 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:
August 17, 2017	4 - 0
LAST DAY TO APPEAL:	APPEALED:
Not Applicable	Not Applicable
TRANSMITTED BY:	TRANSMITTAL DATE:
Renee Glasco 	AUG 28 2017



NORTH VALLEY AREA 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: AUG 28 2017

Case No.: APCNV-2016-1202-ZC-BL

Council District: 12 - Englander

CEQA: ENV-2016-1203-CE

Plan Area: Northridge

Project Site: 9814 North White Oak Avenue

Applicant: Dung Vuong, 9814 White Oak LLC
Representative: Jody Wood, JW Expedite

At its meeting of **August 17, 2017**, the North Valley Area Planning Commission took the actions below in conjunction with the approval of the following project:

The demolition of a single-family home and the subsequent construction, use and maintenance of seven (7), single-family dwellings in a Small Lot Subdivision configuration, which are proposed to be developed at two stories each, with one (1) unit fronting White Oak Avenue and six (6) dwelling units fronting an internal common driveway. A total of 14 required parking spaces will be provided (each single-family dwelling includes an enclosed two-car garage) and two additional guest parking spaces are proposed on site.

1. **Determined** that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, State CEQA Guidelines Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Approved and recommended** that the City Council **adopt** a Zone Change from RA-1 to (T)(Q)RD3-1;
3. **Approved and recommended** that the City Council **adopt** a Building Line Removal for the 75-foot building line on White Oak Avenue created by Ordinance No. 102,141; and
4. **Adopted** the attached Findings.

This action was taken by the following vote:

Moved: Sampson
Seconded: Reyes
Ayes: Harootonian, Nam
Absent: Garcia

Vote: 4 – 0

Renee Glasco, Commission Executive Assistant I
North Valley Area 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 North Valley Area Planning Commission is final upon the date of this determination and it is not further appealable.

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: Conditions for Effectuating (T) Tentative Classification Removal, (Q) Qualified Conditions of Approval; Findings; Building Line Removal Ordinance; and the Zone Change Ordinance

c: Daniel O'Donnell, City Planner
Lucerito Martinez, Planning Assistant

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32 G of the Municipal Code, the (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. Dedications Required:

That a 25-foot wide strip of land be dedicated along White Oak Avenue together with an additional 7-foot wide sidewalk and public utility easement adjoining the subdivision to complete a 32-foot wide half right-of-way dedication in accordance with Collector Street Standards.

2. Improvements Required:

- a. Remove and reconstruct the existing catch basin along White Oak Avenue in connection with street widening required herein, if necessary, satisfactory to the City Engineer.
- b. Improve White Oak Avenue being dedicated and adjoining the subdivision by the construction of the following:
 - (1) A concrete curb, a concrete gutter, and a 7-foot concrete sidewalk adjacent to the curb with tree wells and landscaping of the parkway.
 - (2) Suitable surfacing to join the existing pavement and to complete a 22-foot half roadway.
 - (3) Any necessary removal and reconstruction of existing improvements.
 - (4) The necessary transitions to join the existing improvements.
- c. Construct the necessary on-site mainline sewers satisfactory to the City Engineer.
- d. Construct new street light: one (1) on White Oak Avenue.
(The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection).

3. Engineering – Sewer Facilities. Construction of necessary sewer facilities, to the satisfaction of the Bureau of Engineering. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.

4. Engineering – Drainage Facilities. Construction of necessary drainage facilities, to the satisfaction of the Bureau of Engineering.

5. Public Works – Street Trees. Construction of tree wells and planting of street trees and parkway landscaping, to the satisfaction of the Street Tree Division of the Bureau of Street Maintenance.

6. **Engineering and Transportation – Driveway and Parking Plans.** Preparation and submittal of a parking area and driveway plan, to the satisfaction of the appropriate Valley District Office of the Bureau of Engineering and the Department of Transportation. A parking area and driveway plan shall be prepared for approval by the appropriate district office of the Bureau of Engineering and the Department of Transportation. Emergency vehicular access shall be subject to the approval of the Fire Department and other responsible agencies.
7. **Transportation – Site Access and Internal Circulation.** A final DOT approval shall be obtained prior to issuance of any building permits for the driveway, internal circulation, and parking scheme for the proposed Project. This shall be accomplished by submitting a detailed and fully dimensioned site plan and parking layout, with a minimum scale of 1"=40', to the DOT Valley Development Review Section at 6262 Van Nuys Boulevard, Suite 320, Van Nuys, 91401, before submittal of building plans for plan check to the Department of Building and Safety.
8. **Public Works – Street Lighting.** Installation of street lights, to the satisfaction of the Bureau of Street Lighting. The applicant shall be responsible for street lighting modifications required at an intersection if there are improvements by the Department of Transportation (also for off-site improvements).
9. **Engineering – Notice of Payment of All Engineering Fees.** Prior to issuance of a clearance letter by the Bureau of Engineering, all engineering fees pertaining to Ordinance No. 176,077 adopted by the City Council, must be paid in full at the Development Services Division office.
10. **Engineering – Notice of Completion of Construction of All Public Improvements:** Certificates of Occupancy for the subject property will not be issued by the City until the construction of all the public improvements (streets, sewers, storm drains, etc.), as required herein, are completed to the satisfaction of the City Engineer.
11. **Planning - Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded by the property owner in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. Further, the agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date must be given to the City Planning Department for attachment to the subject file.
12. **Department of Recreation and Parks - Recreation and Parks Fee.** The applicable Park Fee shall be paid to the Department of Recreation and Parks and shall be calculated as a Subdivision (Quimby in-lieu) fee based on the RD3 Zone. Please Note: Park fees are now paid at 221 N. Figueroa Street, Suite 400, Los Angeles, CA 90012. If you have any questions or comments regarding this information please feel free to contact the RAP Park Fee staff at (213) 202-2682.

(Q) QUALIFIED CONDITIONS OF APPROVAL

Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

Development Conditions:

1. **Use.** The use of the subject property shall be limited to those uses permitted in the RD3 Zone, as defined in Section 12.09.1 of the LAMC.
2. **Density.** A maximum of seven (7) single-family residential dwellings.
3. **Height.** No building or structure in the project shall exceed 28 feet in height, as defined by Section 12.21.1 B.3 of the Los Angeles Municipal Code, and as shown on the project plans dated December 1, 2015, and labeled "Exhibit A", attached to the subject case file.
4. **Plot/Site Plan.** Prior to the issuance of any building permits for the subject project, detailed development plans, including site and elevation plans, and including complete landscape and irrigation plans prepared by a licensed landscape architect or architect, shall be submitted for review by the Department of City Planning for verification of compliance with the imposed conditions. The plans submitted to Building and Safety shall be in substantial conformance with the plans dated December 1, 2015, and labeled "Exhibit A", attached to the subject case file. Minor deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
5. **Parking.**
 - a. Provide a minimum of two (2) off-street parking spaces per dwelling unit. (Note: One space may be a compact space. Tandem parking is allowable.)
 - b. The applicant is proposing two (2) guest parking spaces, which are not required by the LAMC and if provided, do not need to be covered.
6. **Design.** As shown on the submitted project elevations, the following design elements shall be incorporated:
 - a. The single-family dwelling on Lot 1 shall be oriented to White Oak Avenue, and its door shall be accessible to pedestrians from White Oak Avenue.
 - b. Canopies or awnings shall be provided at the front stoop/entrance for each unit.
 - c. Windows facing the common driveway for units directly across from one another shall be offset to the greatest extent possible to maximize privacy for each unit.
 - d. Permeable pavers for the pedestrian entrances and walkways and unit patios that are differentiated from the common driveway material, shall be clearly shown on the site and landscape plans.

7. **Landscaping (Open Areas).** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning. Additionally, landscaping is required to complement the building design and shall comply with the City of Los Angeles Landscape Ordinance 170,978 and Section 12.40 of the LAMC.
8. **Property-line Walls.** Prior to issuance of a Certificate of Occupancy, a minimum 6-foot-high, slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in the required front yard.
9. **Roof-Top Equipment.** Any structures on the roof, such as air conditioning units and other equipment, shall be fully screened from view of any abutting properties with single-family dwellings.
10. **Lighting.** All outdoor lighting shall be shielded and down-casted 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).
11. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Planning Department for placement in the subject file.
12. **Code Compliance.** The area, height and use regulations of the RD3-1 zone classification of the subject property shall be complied with, except where conditions herein are more restrictive.
13. **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.
14. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.
15. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
16. **Building Plans.** Page 1 of the grants and all the conditions of approval shall be printed on the building plans submitted to the City Planning Department and the Department of Building and Safety.

17. **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, City Planning Commission, Area Planning Commission, or Board.

18. **Indemnification.**

The applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of, in whole or in part, 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. Action 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

General Plan/Charter Findings

1. **General Plan Land Use Designation.**

The subject property is located within the Northridge Community Plan, updated and adopted by the City Council on February 24, 1998. The Plan designates the subject property as Low Medium I Residential (corresponding to the zones of R2, RD3, RD4, RD5, and RD6). The proposed zone change to (T)(Q)RD3-1 is consistent with the land use designation on the plan map, and is therefore in substantial conformance with the purposes, intent, and provisions of the General Plan, as reflected in the adopted Community Plan.

2. **General Plan Text.**

The recommended zone change to (T)(Q) RD3-1 conforms to the following objectives and policy of the Northridge Community Plan:

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

Policy 1-1.1: Designate lands for single and multi-family residential development. Maintain single family residential to the maximum extent possible. Commercial development should not intrude into residential areas.

Policy 1-1.4: The City should promote neighborhood preservation, both in existing single family neighborhoods, as well as existing multiple-family areas.

Objective 1-2: To locate new housing appropriately in a manner which reduces vehicular trips and which increases accessibility to services and facilities.

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

Policy 1-3.2: Consider factors such as neighborhood character and identity, compatibility of land uses, impacts on livability, impacts on services and public facilities, and impacts on traffic levels, and environmental impacts when changes in residential densities are proposed.

Policy 1-3.3: Seek a high degree of architectural compatibility and landscaping for new infill development to protect the character and scale of existing residential neighborhoods.

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

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

The recommended (T)(Q)RD3-1 zoning will allow the development of seven, detached single-family dwellings in a Small Lot Subdivision configuration, and will provide

homeownership opportunities in detached dwellings to those who may not be able to afford a home on a traditional single-family lot, providing an alternative homeownership opportunity to traditional single-family homes and multi-unit buildings. By including four or five bedrooms and three to three and half bathrooms in each dwelling, the project will meet the needs of families with children who are often not served in traditional multi-unit buildings, creating a mix of housing types within the immediate area of the site and meeting the needs of an additional economic segment of the community while maximizing the opportunity for individual choice.

The proposed project will further the above objectives and policies by addressing the Community Plan area's housing needs, and by matching the density that was envisioned for this area by the Community Plan's Low Medium I Residential land use designation. Surrounding properties are zoned (T)(Q)RD3-1, R3-1, RD1.5-1 and RA-1 and the proposed (T)(Q)RD3-1 zone and development of seven new dwellings would be compatible with the existing neighborhood land use and character, which continues to transition from single-family to multi-family housing. Adequate access to the site is available from White Oak Avenue.

The project as designed also conforms to the Citywide Residential Design Guidelines, although, as a single-family residential development, it is not required to do so. These guidelines are intended to establish height and massing transitions from multi-family uses to commercial uses or less dense single-family residential; consider the pedestrian as the cornerstone of design over automobile centric design; establish landscaping and open space as essential design concepts from the outset of a project; and highlight the role that quality building design can play in creating visually interesting and attractive multifamily buildings by contributing to existing neighborhood character and creating a "sense of place." The proposed building design alternates different textures, colors, materials, and offers distinctive architectural treatments to add visual interest; adds architectural details to enhance scale and interest on the building façades; and provides entrances that are distinct from the rest of the building façade.

Therefore, as conditioned, the recommended development meets the objectives of the Community Plan, is permitted in the RD3-1 zone, and is consistent with the General Plan land use designation.

Entitlement Findings

3. **Zone Change, Sec. 12.32-F of the LAMC.** The recommended zone change is consistent with the General Plan and in conformance with the public necessity, convenience, general welfare or good zoning practice in that:

The proposed (T)(Q)RD3-1 zone is consistent with the General Plan Low Medium I Residential land use designation, with corresponding zones of R2, RD3, RD4, RD5, and RD6. The project site is conveniently located in close proximity to Cal State Northridge and will have adequate access to public transit lines, existing City services, and infrastructure. There is a necessity for housing at all income levels and housing types, and the project will create more opportunity for home ownership of relatively affordable, single-family dwellings in the vicinity. Properties in the immediate neighborhood primarily consist of single-family and multi-family residential buildings, and include two existing single-family Small Lot Subdivisions. Most properties to the north, south and west from the subject property are designated for Low Medium I, Low Medium II, and Medium Residential uses by the Northridge Community Plan. A zone change from RA-1 to

(T)(Q)RD3-1 and the construction of seven, two-story single-family dwellings in a Small Lot configuration would be compatible with the use and size of existing adjacent developments.

There is a critical and well-documented demand for housing throughout the City of Los Angeles. To address these housing needs the City of Los Angeles passed the Small Lot Subdivision Ordinance (Ordinance No. 176,354), which became effective January 31, 2005. The purpose of this Ordinance is to enable ownership of smaller, more affordable, fee simple single-family homes. The Ordinance permits the subdivision of multi-family and commercially zoned properties into small single-family or townhome style lots by reducing the minimum lot size and side yard requirements, and eliminating requirements for conventional street frontage.

The City of Los Angeles Small Lot Design Guidelines state as follows:

The City of Los Angeles has enacted the Small Lot Subdivision Ordinance to allow the construction of fee-simple, infill housing on small lots in multi-family zones. The housing can take the form of single-family homes, duplexes, or triplexes. Small lot developments can offer a space-efficient and economically attractive alternative to the traditional condominium development. Additionally, the ordinance offers a welcomed-smart growth alternative to the suburban single-family home. However, it brings a new set of spatial complexities...these spatial constraints and complexities require innovative design solutions.

Small lot design and layout is fundamentally a site planning challenge. It requires simultaneously addressing practical spatial requirements while creating high-quality living environments... each home must exhibit a high level of design quality: well-articulated entries and facades, proportionate windows, quality building materials, contextual landscaping.

Each infill project, however small, must add to a vital and coherent public realm – streets and sidewalks that are pleasant, interesting, and comfortable to walk down. To do so, one must consider the three-dimensional relationship between the infill project and the street and sidewalk. Key variables to consider are: building siting and orientation, height, and massing; articulation of facades and entryways; placement and type of street trees; landscaping and transitional spaces; and location of driveways and garages.

The recommended zone change will allow for a project which will meet the needs of a new generation of homebuyers. This new generation of homebuyers is environmentally conscious, and has chosen to live a more environmentally friendly lifestyle. These new homebuyers are increasingly foregoing the purchasing of traditional single-family homes, with large yards, high utility costs, and outside of walkable communities, for newer homes built on smaller lots, and located within walkable communities. The proposed project meets the needs of these new homebuyers by incorporating “Smart Growth” principles. The very definition of “Smart Growth” is “building urban, suburban, and rural communities with housing and transportation choices near jobs, shops, and schools.”

Therefore, the zone change furthers the public necessity and convenience and will contribute to the general welfare of the neighborhood. The recommended zone change is consistent with good zoning practice by providing a harmonious, infill density and land use activity in the existing neighborhood.

The action, as recommended, has been made contingent upon compliance with the conditions of approval imposed herein. Such limitations are necessary to protect the best interests of, and to assure developments and improvements more compatible with, the surrounding properties, to secure an appropriate development in harmony with the General Plan, and to prevent or mitigate the potential adverse environmental effects of the subject recommended action.

4. Building Line Removal, Section 12.32-R of the LAMC.

LAMC Section 12.32-R provides the regulations for the establishment, change or removal of Building Lines along any street or portion of a street in order to provide the execution of the General Plan. In this instant case, the applicant is requesting the removal of a 75-foot Building Line established under Ordinance No. 102,141 along the eastern side of White Oak Avenue. The proposed project includes a zone change request from RA-1 to (T)(Q)RD3-1 and a Small Lot subdivision to create seven (7) lots to build seven (7) single-family homes.

The establishment of building lines functioned as a mechanism to allow for uniform development along a street, which was not fully dedicated and improved. The property has a street frontage of 75 feet on White Oak Avenue. White Oak is designated as a Collector Street by the Mobility Plan 2035 and has a dedicated right of way of 66 feet and a dedicated roadway width of 40 feet. It has a current width of 30 feet, and the Bureau of Engineering is requiring a 25-foot dedication along White Oak Avenue, together with an additional 7-foot wide sidewalk and public utility easement adjoining the subdivision to complete a 32-foot wide half right-of-way dedication in accordance with Collector Street Standards. Therefore, the current Building Line is no longer needed since White Oak Avenue will be dedicated to the current half-street and will be fully improved. Furthermore, the removal of the 75-foot Building Line will allow the construction of seven single-family homes, instead of only six single-family homes, while still providing the required front yard setback of 15 feet required by the proposed (T)(Q)RD3-1 zone.

5. CEQA Findings.

Environmental. The project is characterized as an infill development, is consistent with the General Plan Land Use Designation and zoning requirements, is located on a site with less than five acres and is surrounded by urban uses, has no value as habitat for endangered, rare, or threatened species, will not result in any significant effects relating to traffic, noise, air quality, or water quality, and will be adequately served by all required utilities and public services. As a result, the City determined that based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section, 15332, State CEQA Guidelines Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

ORDINANCE NO. _____

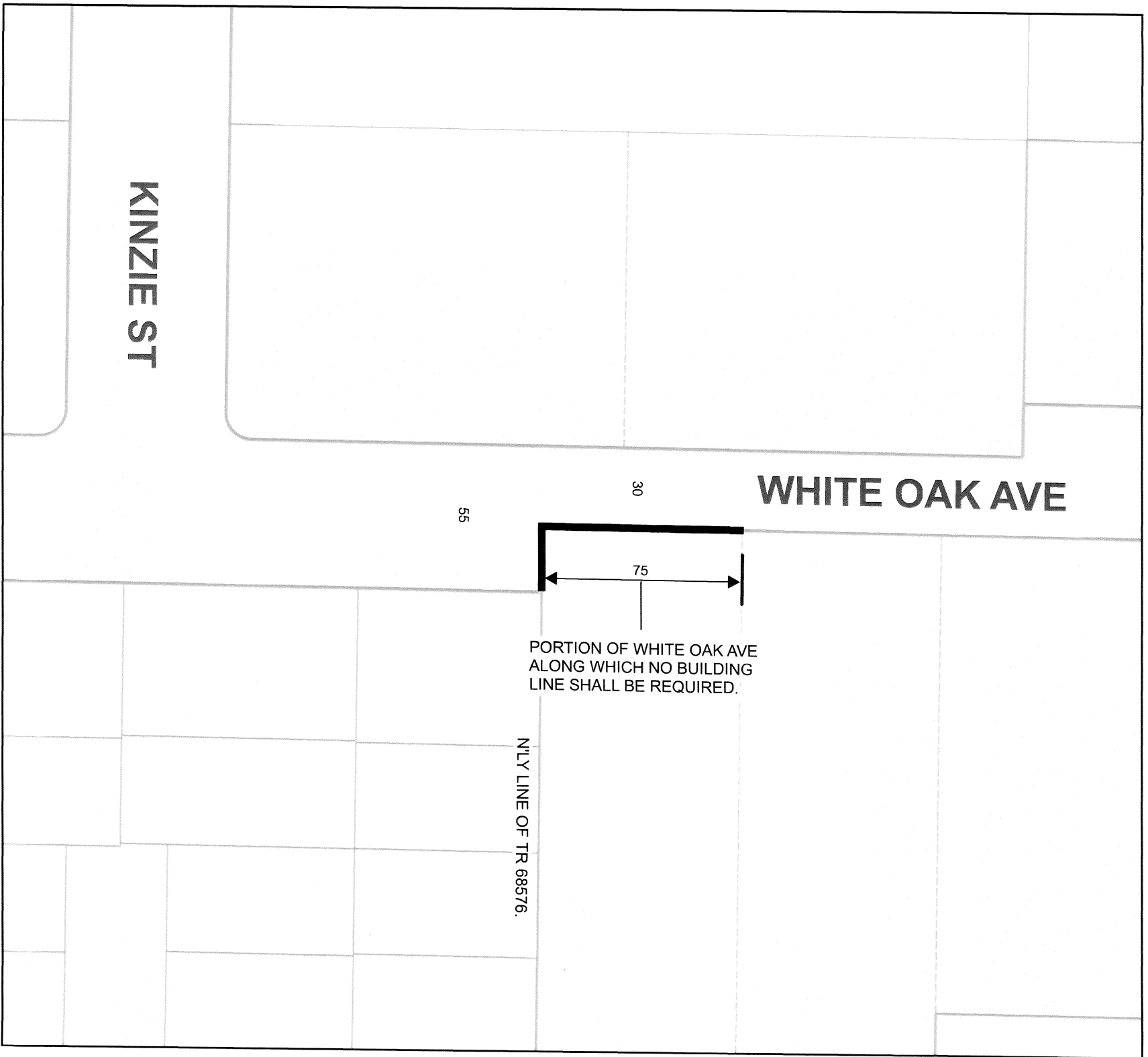
An ordinance amending the following ordinance establishing building line Ordinance No. 102,141

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

Section 1. The following Ordinance ordering the establishment of building line pursuant to the diagram in Section 2 is amended by repealing that provision which ordered its establishment:

Ordinance No. 102,141 (A building line on the side of White Oak Avenue between Ventura Boulevard and San Fernando Mission Boulevard)

Section 2. The following diagram displays the building lines listed for removal in Section 1 of this Ordinance:



KINZIE ST

WHITE OAK AVE

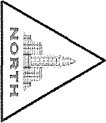
PORTION OF WHITE OAK AVE
ALONG WHICH NO BUILDING
LINE SHALL BE REQUIRED.

N'LY LINE OF TR 68576.

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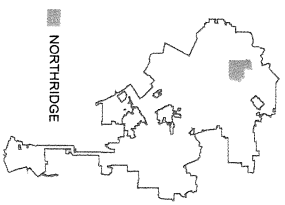


APC/NV 2016-1202 ZC BL

LH/qf

081717

City of Los Angeles



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:

WHITE OAK AVE

(T)(Q)RD3-1

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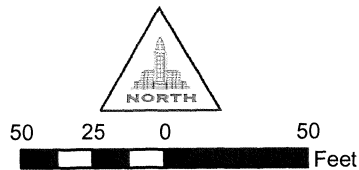
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