

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

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
APCNV-2015-4198-ZC	ENV-2015-3478-MND	2 - Krekorian
PROJECT ADDRESS:		
7707 North Ethel Avenue		
APPLICANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
Simon Khachatryan 7707 North Ethel Avenue North Hollywood, CA 91605 <input type="checkbox"/> New/Changed	(818) 263-7381	N/A
APPLICANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
Oscar Ensafi, Approved Plans, Inc 5121 Van Nuys Boulevard Sherman Oaks, CA 91403	(818) 988-3242	approvedplans@yahoo.com
APPELLANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A		
APPELLANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A		
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Laura Frazin Steele, City Planner	(818) 374-9919	Laura.FrazinSteele@lacity.org
ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION		
Zone Change		

FINAL ENTITLEMENTS NOT ADVANCING:

N/A

ITEMS APPEALED:

N/A

ATTACHMENTS:	REVISED:	ENVIRONMENTAL CLEARANCE:	REVISED:
<input checked="" type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/> Mitigated Negative Declaration	<input type="checkbox"/>
<input checked="" 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):

N/A

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:

November 16, 2017

COMMISSION VOTE:

4 - 0

LAST DAY TO APPEAL:

N/A

APPEALED:

N/A

TRANSMITTED BY:

Renee Glasco

TRANSMITTAL DATE:

December 7, 2017



NORTH VALLEY AREA PLANNING COMMISSION

200 North Spring Street, Room 532, Los Angeles, California, 90012-4801, (213) 978-1300

www.planning.lacity.org

*CORRECTED LETTER OF DETERMINATION

MAILING DATE: DEC 06 2017

Case No.: APCNV-2015-4198-ZC
CEQA: ENV-2015-3478-MND
Plan Area: Sun Valley – La Tuna Canyon
Related Case: AA-2015-3479-PMLA

Council District: 2 - Krekorian

Project Site: 7707 North Ethel Avenue

Applicant: Simon Khachatryan
Representative: Oscar Ensafi

At its meeting of **November 16, 2017**, the North Valley Area Planning Commission took the actions below in conjunction with the approval of the following project:

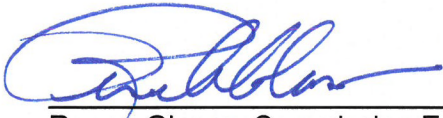
Creation of three (3) single-family lots on an existing *19,596 square-foot lot. Two (2) new single-family homes measuring a maximum of 27-feet, 6 inches high and 7,500 square-feet in floor area, both two (2) stories, are proposed on newly created Lots "A" and "B," respectively. The existing 1,620 square-foot single-family dwelling will remain on Lot "C." The proposed residences will provide a minimum of two (2) residential parking spaces per unit.

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- 2015-3478-MND, adopted on August 25, 2016 (under related Case No. AA-2015-3479-PMLA); and pursuant to CEQA Guidelines, Sections 15162 and 15164, as supported by the Addendum dated October 17, 2017, 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 adopt a Zone Change from RA-1 to (T)(Q)RS-1 subject to (T) and (Q) Conditions; and
3. **Adopted** the attached Findings.

This action was taken by the following vote:

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

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 by the North Valley Area Planning Commission becomes effective and final upon the mailing of this determination and 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: Zone Change Ordinance, Map, (T) and (Q) Conditions, Findings

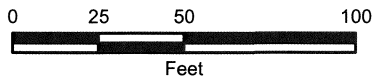
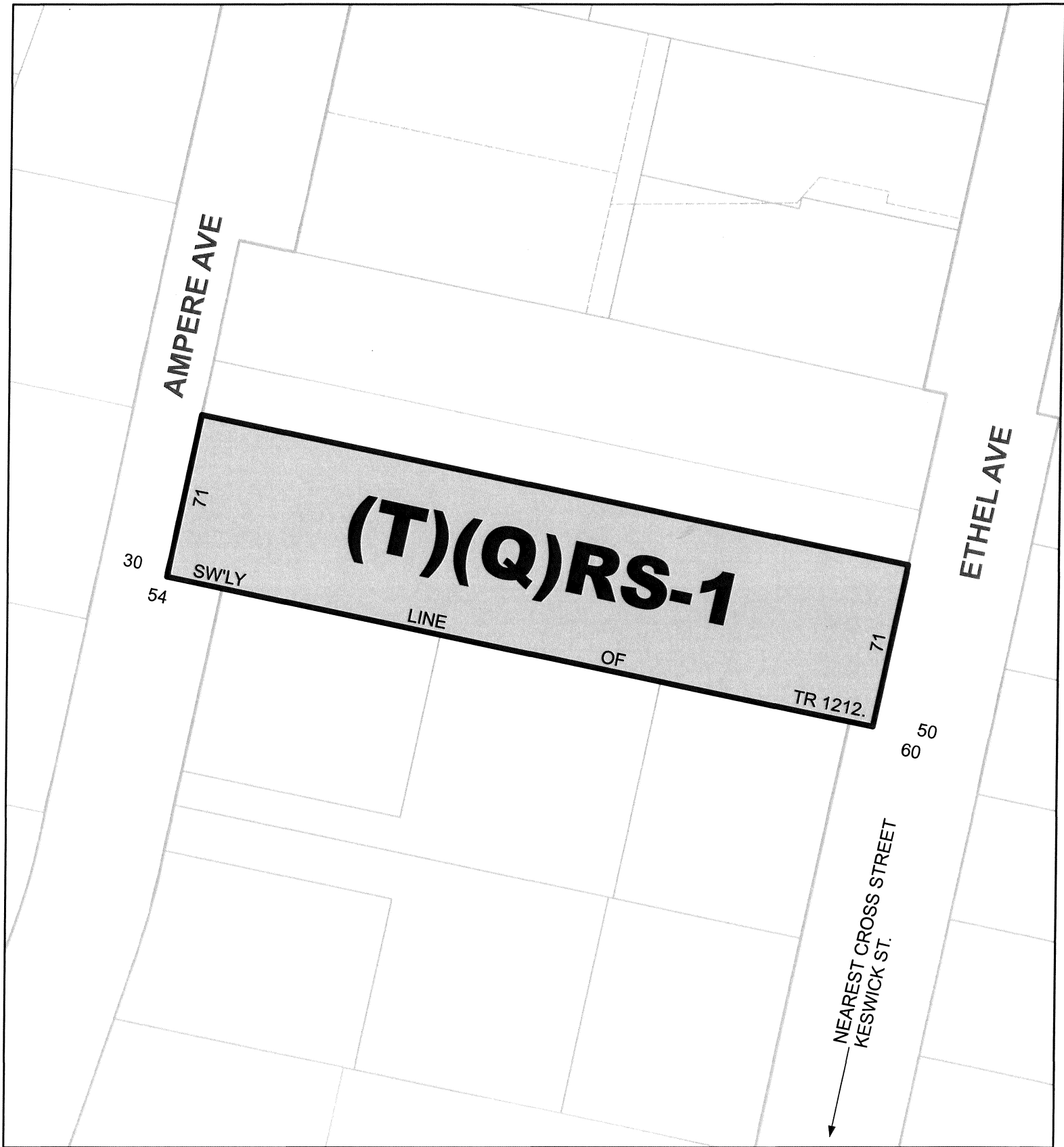
c: Kevin D.Jones, Senior City Planner
Laura Frazin-Steele, City Planner

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:

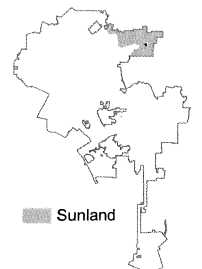
Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:



APCNV-2015-4198-ZC

AA/cf 053017

City of Los Angeles



CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32 G.1 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. That a 10-foot wide strip of land be dedicated along Ethel Avenue adjoining the subdivision to complete a 30-foot wide half right-of-way dedication.
2. That a 24-foot wide strip of land be dedicated along Ampere Avenue adjoining the subdivision to complete a 54-foot wide half right-of-way dedication.
3. That a 24-foot wide private street easement be provided to serve the subdivision, including a turning area at the terminus of the private street.
4. That a sanitary sewer easement be dedicated full-width of the proposed private street.
5. That the private street easement be part of the adjoining parcels acceptable to the City Engineer.
6. That the owners of the property record an agreement satisfactory to the City Engineer stating that they will grant the necessary easements for ingress, egress and public facilities over the private street areas upon the sale of the respective parcels and they will maintain the private street free and clear of obstructions and a safe condition for vehicular use at all times.
7. That a Covenant and Agreement be recorded stating that the private street will be posted in a manner prescribed in Section 18.07 of the Los Angeles Municipal Code (Private Street Regulations).
8. That the owners of the parcel map submit an application to the Bureau of Engineering for approval of an appropriate private street name.
9. That Board of Public Works approval be obtained, prior to recordation of the final map for the removal of any tree in the existing or proposed public right-of-way area. The Bureau of Street Services, Urban Forestry Division, is the lead agency for obtaining Board of Public Works approval for removal of such trees.
10. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed.
 - a. Improve Ethel Avenue adjoining the subdivision by the construction of the following:
 - 1) A concrete curb, a concrete gutter, a 5-foot wide concrete sidewalk in a 10-foot wide border, planting trees and landscaping of the parkway area.
 - 2) Suitable surfacing to join the existing pavement and to complete a 20-foot wide half roadway.

- 3) Any necessary removal and reconstruction of the existing improvements.
 - 4) The necessary transitions to join the existing improvements.
 - b. Improve Ampere Avenue adjoining the subdivision by the construction of the following:
 - 1) A concrete curb, a concrete gutter, a 5-foot wide concrete sidewalk in a 13-foot wide border, planting trees and landscaping of the parkway area.
 - 2) Suitable surfacing to join the existing pavement and to complete a 17-foot wide half roadway.
 - 3) Any necessary removal and reconstruction of the existing improvements.
 - 4) The necessary transitions to join the existing improvements.
 - c. Construct the necessary house connections to serve each parcel; evaluate the efficiency of the existing house connection sewers; and/or any other arrangement acceptable to the Valley Engineering District Office.
11. Standard Responsibilities/Guarantees.
 - a. 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.
 - b. Prior to issuance of sign-offs for final site plan approval and/or project permits by the Planning Department, the applicant/developer shall provide written verification to the Planning Department from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to project design required by a public agency shall be documented in writing and submitted for review by the Planning Department.
 - c. That Board of Public Works approval be obtained, prior to the recordation of the final map, for the removal of any trees in the existing or proposed public right-of-way area. The Bureau of Street Service, Urban Forestry Division, is the lead agency for obtaining Board of Public Works approval for removal of such trees. The applicant should contact the Urban Forestry Division for further information at (213) 847-3077.
12. Construction of necessary drainage facilities to the satisfaction of the Bureau of Engineering.
13. 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 is applicable.
14. Preparation of a parking area and driveway plan to the satisfaction of the appropriate Valley District Office of the Bureau of Engineering and the Department of Transportation. The driveway, parking and loading area(s) shall be developed substantially in conformance with the provisions and conditions of the Department of Transportation authorization. Emergency vehicular access shall be subject to the approval of the Fire Department and other responsible agencies.
15. Installation of street lights to the satisfaction of the Bureau of Street Lighting.

16. Preparation of a plot plan to the satisfaction of the Fire Department including the following:
 - a. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - b. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
 - c. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
 - d. Submit plot plans indicating access road and turning area for Fire Department approval.
 - e. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
 - f. Electric gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
 - g. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
 - h. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
17. Making any necessary arrangements with the appropriate cable television franchise holder to assure that cable television facilities will be installed in City rights-of-way in the same manner as is required of other facilities, pursuant to Municipal Code Section 17.05 N, to the satisfaction of the Information Technology Agency.
18. Notice: 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 to the satisfaction of the Bureau of Engineering.
19. 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.
20. 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 single family dwellings.
21. Covenant. Prior to the issuance of any permits relative to this matter, the property owner shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Development Services Center Public Counter 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.

(Q) QUALIFIED CONDITIONS OF APPROVAL

Pursuant to Section 12.32 G.2 of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

A. Development Conditions:

1. **Use.** The use of the subject property shall be limited to those uses permitted in the RS-1 Zone as defined in Section 12.07.1 of the Los Angeles Municipal Code and "Exhibit B".
2. **Parking.** Parking shall be provided in accordance with the Municipal Code.

B. Environmental Conditions from ENV-2015-4198-MND:

3. 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 of 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 disturbance of suitable nesting habitat, the applicant shall:
 1. 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.
 2. If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species until August 31.
- d. 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.

- e. 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.

4. Tree Removal (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 of 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.

5. 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:
 - 1. Pre-construction (prior to issuance of a building permit);
 - 2. Construction (prior to certificate of occupancy); and
 - 3. 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.

D. Administrative Conditions:

6. **Approval, verification, and submittal.** 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 case file.
7. **Code Compliance.** Area, height and use regulations of the zone classification of the subject property shall be complied with, except where herein conditions are more restrictive.
8. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Planning Department for attachment to the file.
9. **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.
10. **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.
11. **Building Plans.** Page 1 of this grant and all conditions of approval shall be printed on the building plans submitted to the City Planning Department and the Department of Building and Safety.
12. **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.

13. Indemnification and Reimbursement of Litigation Cost. 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 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

A. General Plan/Charter Findings

1. **General Plan Land Use Designation.** The subject property is located within the Sun Valley-La Tuna Canyon Community Plan and is designated for Low Residential land uses, with the corresponding RE9, RS, R1, RU, RD6, RD5 Zones. The proposed Zone Change to RS-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 City of Los Angeles General Plan Framework, an Element of the City of Los Angeles General Plan, includes the following relevant land use goals, objectives, policies and programs:

***GOAL 4A:** An equitable distribution of housing opportunities by type and cost accessible to all residents of the City.*

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

***Policy 5.5.3:** Formulate and adopt building and site design standards and guidelines to raise the quality of design Citywide.*

Furthermore, the Sun Valley-La Tuna Canyon 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.*

***Policy 1-1.1:** Designate land for single and multi-family residential development.*

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

The proposed project will meet the above objectives and policies by providing additional housing at an appropriate density and location to meet the plan area's needs, matching the density that was envisioned for this area by the Community Plan's Low Residential land use designation. The site is located adjacent to other RS zoned single-family lots along Ampere Street with 7,500 square-foot lot sizes, and also RS zoned lots to the north, south, and along the entire Ethel Avenue block fronting the subject site. On the opposite side of Ethel Avenue to the east are existing R1 zoned single-family lots. The proposed RS (Suburban) zone and development of two (2) new single-family homes with one existing home to remain on Parcel C range in size from approximately 6,300 to 6,700 square feet with a varying height of 24 feet 8 inches to 27 feet 6 inches. The Advisory Agency approved the proposed Parcel Map No. AA-2015-3479-PMLA pursuant to Section 17.53 J of the Los Angeles Municipal Code (LAMC), for an adjustment to allow a maximum reduction of the lot area for Parcel A, B, and Parcel C. The granting of a 17% reduction to the lot areas was determined by the Advisory Agency to be a minor deviation that will not result in any adverse effects or further degrade adjacent properties, the surrounding neighborhood, or public health. The Sun Valley-La Tuna Canyon Community Plan designates the subject property as Low Residential Land Use with corresponding zones of RE9, RS, R1, RU, RD6, and RD5. The granting of the minor adjustment to the lot area for Parcel A, Parcel B, and Parcel C is consistent with the Community Plan objectives to promote neighborhood preservation, and to preserve and

enhance the character and integrity of existing single family neighborhoods. The existing RA- 1 (Suburban) zone creates an underutilization of land whereas a minor deviation to the lot area for Parcel A, Parcel B, and Parcel C allows for the creation of three new lot cuts within the proposed RS-1 (Suburban) Zone that is compatible to the surrounding RS pattern of development for the neighborhood and its respective block. The granting of the request will not adversely affect any elements of the General Plan. In addition, the site is not subject to any Plan footnotes that affect this project, and is not otherwise located within any other specific plan or special land use district.

Furthermore, pursuant to Citywide Residential Design Guidelines, the project utilizes different textures, colors, materials, and distinctive architectural treatments to add visual interest while avoiding dull and repetitive facades. The single-family dwelling proposed on Parcel A is designed with complementary colors (Hacienda La Habra stucco, barkwood asphalt shingled roofing) with white vinyl dual glazed exterior doors and windows. White trimmed balconies with sliding glass doors and window treatments are shown on the second floor. The roof fascia has a white painted trim and the fixed window shutters are painted white vinyl. The single- family dwelling proposed on Parcel B is designed with complementary colors (Mesa Verde La Habra stucco, Weathered Wood asphalt singled roofing) with white vinyl dual glazed exterior doors and windows. White trimmed sliding glass doors and balconies are shown on the second floor, and the roof is designed with a white painted trim.

Therefore, as conditioned, the recommended development meets the objectives of the Community Plan, is permitted in the RS Zone, and is consistent with the general plan land use designation.

B. Entitlement Findings

3. Zone Change, L.A.M.C. Sec. 12.32F: The recommended zone change is in conformance with the public necessity, convenience, general welfare or good zoning practice in that:

The (T)(Q)RS-1 zone is consistent with the existing Low Residential Community Plan Land Use designation in that this land use category allows for a corresponding zone of RE9, RS, R1, RU, RD6, and RD5. This is an infill project that will have adequate access to existing City services and infrastructure. There is a necessity for housing in all income levels and housing types, and the project will create more opportunity for home ownership in the vicinity. Properties in the immediate neighborhood primarily consist of single-family RS zoned lots to the north, south and west of the subject property with only this as the only remaining RA (Suburban) Zone property. A zone change from RA-1 to (T)(Q)RS-1 and the construction of a three (3) parcel single-family residential subdivision would be compatible with the use and size of existing adjacent developments. Therefore, the zone change is provided as part of public necessity and convenience and in the general welfare of the neighborhood. Furthermore, such zone change will be in good zoning practice by providing a harmonious density and land use activity in comparison to the vicinity.

The action, as recommended, has been made contingent upon compliance with the “Q” and “T” conditions imposed herein. Such limitations are necessary to protect the best interests of and to assure developments and improvements more compatible with 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.

C. CEQA Findings

Based on the independent judgement of the decision-maker (Deputy Advisory Agency), after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV-2016-3478-MND, adopted on August 25, 2016 by the Deputy Advisory Agency in connection with AA-2015-3479-PMLA and pursuant to CEQA Guidelines, Sections 15162 and 15164, as supported by the Addendum dated October 17, 2017, no major revisions are required to the Mitigated Negative Declaration; and no subsequent EIR or negative declaration is required for approval of the project. Impacts were identified in the areas of biological resources, and with the implementation of mitigation measures, impacts are expected to be less than significant.