

**PLANNING DEPARTMENT TRANSMITTAL  
TO THE CITY CLERK'S OFFICE  
*SUPPLEMENTAL*  
*CF 18-0433***

<b>CITY PLANNING CASE:</b>	<b>ENVIRONMENTAL DOCUMENT:</b>	<b>COUNCIL DISTRICT:</b>
APCNV-2016-4805-ZC-BL	ENV-2016-4806-MND	12 - Englander
<b>PROJECT ADDRESS:</b>		
8609 North Haskell Avenue 8602 - 8610 North Dempsey Avenue; 15803 - 15823 W. Napa Street		
<b>PLANNER CONTACT INFORMATION:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Laura Frazin Steele	818-374-9919	<a href="mailto:laura.frazinsteel@lacity.org">laura.frazinsteel@lacity.org</a>

<b>NOTES / INSTRUCTION(S):</b>	
<p>Transmitting Corrected LOD</p>	
<b>TRANSMITTED BY:</b>	<b>TRANSMITTAL DATE:</b>
Commission Office	6/20/18



# NORTH VALLEY AREA PLANNING COMMISSION

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

[www.planning.lacity.org](http://www.planning.lacity.org)

## CORRECTED LETTER OF DETERMINATION

MAILING DATE: JUN 20 2018

**APCNV-2016-4805-ZC-BL**

Council District: 12 - Englander

CEQA: ENV-2016-4806-MND

Plan Area: Mission Hills – Panorama City – North Hills

Related Case: TT-74704

**Project Site:** 8609 North Haskell Avenue; 8602 - 8610 North Dempsey Avenue;  
15803 - 15823 W. Napa Street

**Applicant:** Chuck Francoeur, Montage Development

At its meeting of **May 3, 2018**, the North Valley Area Planning Commission took the actions below in conjunction with the approval of the following project:

Construction, use and maintenance of five (5), two-story, approximately 2,198 square-foot single-family dwellings, with a maximum height of 28 feet.

1. **Found**, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV-2016-4806-MND, adopted on March 22, 2018; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum 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)R1-1, subject to the attached conditions of approval;
3. **Approved** and **recommended** that the City Council **adopt** a Building Line Removal of the a **\*\*24-foot** building line along Haskell Avenue;
4. **Adopted** the attached Conditions of Approval; and
5. **Adopted** the attached Findings.

This action was taken by the following vote:

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

**Vote: 3 - 0**

Jason Wong, Commission Executive Assistant  
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: Zone Change Ordinance, "T" Conditions, Building Line Ordinance, Conditions of Approval, Findings

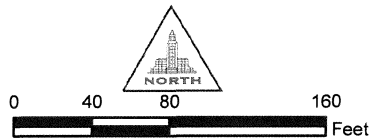
c: Laura Frazin Steele, City Planner

ORDINANCE NO. \_\_\_\_\_

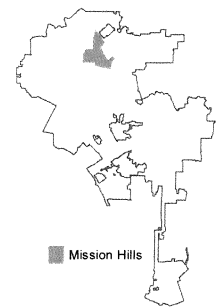
An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the Zoning map.

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-2016-4805-ZC-BL  
 MY/af 032218



## (Q) QUALIFIED CONDITIONS OF APPROVAL

### Development Conditions:

1. **Use.** The use of the subject property shall be limited to those uses permitted in the R1-1 Zone, as defined in Section 12.08 of the LAMC.
2. **Density.** A maximum of five (5) single-family residential dwellings is permitted.
3. **Height.** No building or structure shall exceed 28 feet in height, as defined by Section 12.21.1 B.3 of the LAMC, and as shown on the project plans dated March 28, 2018, 2018 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 March 28, 2018, 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. **Setbacks.** A minimum setback of 8 feet shall be provided along Haskell Avenue, a minimum setback of 20 feet shall be provided along Napa Street, and a minimum setback of 8 feet 8 inches shall be provided along Dempsey Avenue.
6. **Walls.** No solid block wall is permitted along Haskell Avenue, Dempsey Avenue, or Napa Street. Any wall or fence finishes shall carry through the same design features as illustrated throughout the project and as shown in **Exhibit A**.
7. **Parking.** Provide a minimum of two (2) covered parking spaces per single-family dwelling.
8. **Design.** As shown on the submitted project plans and elevations, the following design elements shall be incorporated:
  - a. Three unique design plans with complementary colors and materials.
  - b. Trim on recessed windows or garage doors.
  - c. Tile roofing, stucco walls, and/or siding.
9. **Design.** For Lots 1 and 5, the side street facing facades shall be redesigned with an equal level of detail, articulation, and materials as the front façade.
10. **Trash and Recyclable Trash Bins.** Private trash and recyclable trash bins shall be provided for each lot.
11. **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 that substantially conforms with **Exhibit A** and is prepared by a licensed landscape architect or licensed architect. 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.

12. **Landscaping.** As shown in **Exhibit A**, 24-inch box Jacaranda, White Crepe Myrtle, and California Sycamore trees shall be located in the front yards of the single-family homes.
13. **Roof-Top Equipment and/or Utilities.** Any air conditioning units and other equipment and/or utilities shall be fully screened from view of any abutting properties with single-family dwellings.
14. **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).

**CONDITIONS FOR EFFECTUATING (T)  
TENTATIVE CLASSIFICATION REMOVAL**  
(APCNV-2016-4805-ZC-BL)

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. Improvements Required:
  - a. That a 5-foot wide sidewalk easement be provided along Haskell Avenue adjoining the subdivision, including a 20-foot radius property easement line return at intersection with Napa Street, to provide for a 15-foot wide total sidewalk area in accordance with Avenue II standard of LA Mobility Plan.
  - b. That if necessary, a 1-foot wide strip of land be dedicated along Napa Street adjoining the subdivision to complete a 30-foot wide half right-of-way.
  - c. That a 30-foot wide strip of land be dedicated along Dempsey Avenue adjoining the subdivision, including a 15-foot property line return at the intersection with Napa Street, to complete a 30-foot wide half right-of-way.
2. Submit a parking area and driveway plan to the Bureau of Engineering and Department of Transportation for review and approval.
3. Submittal of plot plans for Fire Department review and approval.
4. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering.
5. Street lighting to the satisfaction of the Bureau of Street Lighting.
6. Cable television facilities shall be installed to the satisfaction of the Information Technology Agency.
7. Payment of all fees to the satisfaction of the Department of Recreation and Parks.

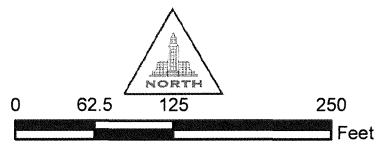


ORDINANCE NO. \_\_\_\_\_

An Ordinance amending Ordinance No. 102,413 establishing a Building Line.

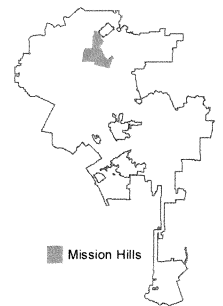
THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section \_\_. Ordinance No. 102,413; entitled ... An Ordinance ordering the establishment of a building line on both sides of HASKELL AVENUE between Victory Boulevard and Rinaldi Street...was passed by the Council of the City of Los Angeles at its meeting of November 19, 1953,...is hereby amended by repealing the provisions establishing the building line on that portion of the west side of HASKELL AVENUE, as depicted on the following diagram:



APCNV-2016-4805-ZC-BL

MY/cf 031518



## CONDITIONS OF APPROVAL

### Environmental Conditions (ENV-2016-4806-MND):

1. **Air Quality.** Install and maintain air filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 13 or higher.
2. **Tree Removal (Non-Protected Trees).** 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.
3. **Tree Removal (Non Protected Trees).** 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.
4. **Tree Removal (Public Right-of-Way).** Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division, Bureau of Street Services, Department of Public Works.
5. **Tree Removal (Public Right-of-Way).** A Tree Report shall be required for all tree removal in the public right-of-way including the location, size, type, and condition of all existing trees in the adjacent public right-of-way. The Tree Report 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).
6. **Tree Removal (Public Right-of-Way).** 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.
7. **Tree Removal (Public Right-of-Way).** All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.
8. A sign shall be required on site clearly stating a contact/complaint telephone number that provides contact to a live voice, not a recording or voice mail, during all hours of construction, the construction site address, and the tract map number. **YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.**
  - Locate the sign in a conspicuous place on the subject site or structure (if developed) so that it can be easily read by the public. The sign must be sturdily attached to a wooden post if it will be free-standing.
  - Regardless of who posts the site, it is always the responsibility of the applicant to assure that the notice is firmly attached, legible, and remains in that condition throughout the entire construction period.

- If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required for each five (5) acres or portion thereof. Each sign must be posted in a prominent location.
9. **Noise.** Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
  10. **Noise.** Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
  11. **Noise.** The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
  12. **Noise.** A temporary noise control barrier shall be installed on the property line of the construction site abutting residential uses. The noise control barrier shall be engineered to reduce construction-related noise levels at the adjacent residential structures with a goal of a reduction of 10 dBA. The supporting structure shall be engineered and erected according to applicable codes. The temporary barrier shall remain in place until all windows have been installed and all activities on the project site are complete.
  13. **Paleontology/Archeology.** If human remains are encountered unexpectedly during project construction, demolition or other grading activities, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and deposition pursuant to California Public Resources Code Section 5097.98. If human remains of Native American origin are discovered during construction, the project shall comply with Section 5097, under the jurisdiction of the Native American Heritage Commission, relating to the deposition of Native American burials.

**Administrative Conditions:**

14. **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 Department of City Planning for placement in the subject file.
15. **Code Compliance.** The area, height and use regulations of the zone classification of the subject property shall be complied with, except where conditions herein are more restrictive.
16. **Covenant.** Prior to the issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the subject case file.

17. **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.
18. **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.
19. **Building Plans.** Page 1 of the grant and all the conditions of approval shall be printed on the building plans submitted to the Department of City Planning and Department of Building and Safety.
20. **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.
21. **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.
22. Within 30 days of the effective date of this land use entitlement and prior to any Planning Department clearance of the conditions of approval contained herein, the applicant shall file a Mitigation Monitoring and Reporting Program (MMRP) in a manner satisfactory to the Planning Department which defines specific reporting and/or monitoring requirements to be enforced during Project implementation. Each environmental condition shall be identified as to the responsible mitigation monitor(s), the applicable enforcement agency, the applicable monitoring agency and applicable phase of Project implementation as follows:
  - i. Pre-construction (prior to issuance of a building permit);
  - ii. Construction (prior to certificate of occupancy); and
  - iii. Post-construction / maintenance (post-issuance of certificate of occupancy).

In some cases, a specific mitigation measure may require compliance monitoring during more than one phase of Project implementation. Such measures shall be noted within the discussion of the specific mitigation measure in the MMRP.
23. 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.

- a. 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.
- b. 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.

#### **24. Indemnification and Reimbursement of Litigation Costs.**

The applicant shall do all of the following:

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

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

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

For purposes of this condition, the following definitions apply:

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

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

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

## FINDINGS

### A. General Plan/Charter Findings

1. **General Plan Land Use Designation.** The subject property is located within the Mission Hills – Panorama City – North Hills Community Plan, last updated and adopted by the City Council on June 9, 1999. The Community Plan designates the subject lot as Low Residential with the corresponding zone(s) of RE9, RS, R1, and RU. The 0.587 net acre (25,564 square feet after required dedication) property is zoned RA-1, and as such, the zoning does not correspond with the land use designation. Under the Mission Hills-Panorama City-North Hills Community Plan, the corresponding land use designation for the RA Zone is Very Low Residential, which is more restrictive than the Low Residential land use designation. The existing Low Residential Land Use is consistent with the proposed (T)(Q)R1-1 Zone. Footnote No. 4 on the Community Plan Map states that development in low density areas shall not preclude approval of RD6 density on large areas of over 12,000 square feet or larger. Therefore, the applicant's request is within the density potential of the Community Plan.
2. **General Plan Text.** The recommended Zone Change to (T)(Q)R1-1 conforms to the following objective and policies of the Citywide General Plan Framework Element as follows:

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

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

The provision of five (5) single-family homes allows for housing that serves the needs of families with children and larger families. The plans submitted by the applicant (see “**Exhibit A**”) shows a five-bedroom configuration, thereby encouraging the development of units appropriate for families with children and larger families.

The Citywide General Plan Framework Element includes text that addresses project design as follows:

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

Additionally, the Citywide Residential Design Guidelines recommendations include the following text:

*Alternate different textures, colors, materials, and distinctive architectural treatments to add visual interest while avoiding dull and repetitive facades.*

*Utilize windows and doors as character-defining features to reflect an architectural style or theme...incorporate well designed trims and details.*

The proposed five (5) single-family dwellings address these design standard by including three unique design plans with complementary colors and materials, trim on recessed



windows and/or garage doors, and tile roofing, stucco walls, brick veneer, and/or siding. The three unique design plans include color schemes of gray, white, and charcoal; brown, swiss coffee, and gray; and white, silver, and black.

The Mission Hills – Panorama City – North Hills Community Plan, including Chapter V, Urban Design, incorporates the following residential design guidelines:

*Policy 1-1.4: Protect the quality of the residential environment through attention to the appearance of communities, including attention to building and site design.*

*Utilizing complementary building materials on building facades.*

*Screening all roof top equipment and building appurtenances from adjacent properties.*

The proposed single-family dwellings address these design standards by including complementary colors such as gray, charcoal, black, brown, and white. The project is conditioned to fully screen from view any structures on the roof and the public right-of-way, such as air conditioning units and other utilities and equipment that abut properties with single-family dwellings. According to the November 20, 2016 Tree Report prepared by a certified arborist, a total of 17 trees are currently on the project site, and none of those trees are protected. Of the 17 trees, 14 are scheduled for removal. As shown in **Exhibit A**, the proposed project includes a landscape and irrigation plan that provides attractive landscaping at the front and rear of each lot. The applicant's landscape plans show 24 trees, including 13 24-inch box trees (Jacaranda, White Crepe Myrtle, California Sycamore, and Street Trees per Urban Forestry).

The proposed site is not located within any geographic Specific Plan area. Therefore, as conditioned, the recommended development meets the objectives of the General Plan Framework Element, the Community Plan, is permitted in the R1-1 Zone, and is consistent with the General Plan land use designation.

## **B. Entitlement Findings**

- 1. Zone Change, Section 12.32 of the LAMC: That the zone change is in harmony with the objectives of the General Plan and is in conformity with the public necessity, convenience, general welfare, and good zoning practice.**

The adopted Mission Hills-Panorama City-North Hills Community Plan designates the subject property for Low Residential Land Uses with the corresponding zones of RE9, RS, R1, and RU. The 0.587 net acres (25,564 square feet after required dedication) property is zoned RA-1, and as such, the zoning does not correspond with the land use designation. Under the Mission Hills-Panorama City-North Hills Community Plan, the corresponding land use designation for the RA Zone is Very Low Residential, which is more restrictive than the Low Residential land use designation. The existing Low Residential Land Use is consistent with the proposed (T)(Q)R1-1 Zone. Footnote No. 4 on the Community Plan Map states that development in low density areas shall not preclude approval of RD6 density on large areas of over 12,000 square feet or larger. Therefore, the applicant's request is within the density potential of and is consistent with the Community Plan.

The proposed five (5) single-family homes is an infill development, and as such, will have adequate access to existing City services and infrastructure. The proposed Zone Change allows for the development of single-family dwellings that are located in close proximity to commercial and retail establishments as well as institutions such as schools and churches. The subject site is within 1,000 feet of the Interstate 405 Freeway, which allows for reduced vehicle trips and easy access to employment opportunities. The proposed project site is within a 5-6 minute walk to Metro Local and Limited Bus Lines (152, 237, 353) located on Roscoe Boulevard and Woodley Avenue.

The adjacent property to the north, east, and south are predominately zoned RA-1 for single-family use and are developed with single-family residences. Two religious institutions and associated parking are located directly north of the project site. West of the site are existing single family dwellings on lots zoned RS-1. The project site is located approximately 1,000 feet from the San Diego (I-405) Freeway to the east. The project site is proposed to be rezoned to the R1-1 Zone, which would provide a buffer to the existing institutional use to the north on the corner of Parthenia Street and Haskell Avenue. Additionally, the single-family dwelling on the abutting property to the north is owned and used by a religious institution as housing for the clergy. On February 15, 2018, under Case No. ZA-2018-897-CU, that institution filed an entitlement to request a Conditional Use to allow their building to operate as a religious institution.

Additionally, the proposed project site has been vacant, and has been described by community members as an eyesore. Attempts to develop the site in the past have not come to fruition. The proposed single-family dwellings are attractively designed with landscaping that meets Los Angeles Municipal Code requirements. Los Angeles Municipal Code Section 12.21 C.1(g) requires one tree at least 15 gallons in size and at least 6 feet in height at the time of planting per 500 square feet of unpaved area in the front yard of single-family dwellings. The applicant has met this requirement by providing at least 3 types of 24-inch box trees in the front yard, including Jacaranda, White Crepe Myrtle, and California Sycamore, along with three distinct and complementary designs and color schemes for the single-family homes. As such, the proposed project offers a unique five (5) lot development that is consistent with the design and landscaping of the surrounding neighborhood on a currently vacant lot that has been a source of blight for a number of years.

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.

**2. Building Line Removal, Section 12.32 R.2 of the LAMC: The recommended building line removal is consistent with the General Plan and in conformance with the public necessity, convenience, general welfare or good zoning practice in that:**

City records show that on November 19, 1953, a building line was established by Ordinance No. 102,413 on both sides of Haskell Avenue between Victory Boulevard to the south and Rinaldi Street to the north under Case No. CPC-7316. The applicant is currently requesting removal of the 24-foot Building Line fronting on North Haskell Avenue abutting the subject site.

Since November 1953 when the 24-foot building line ordinance was established, Haskell Avenue has been designated Avenue II by the Mobility Plan 2035, with a designated right-of-way width of 86 feet and a designated roadway width of 56 feet. As stated in the Bureau of Engineering letter dated March 2, 2017 and as conditioned under Case No. TT-74704, concurrently filed with the subject request, improvement is required to the Haskell Avenue sidewalk easement abutting the subject property to bring Haskell Avenue to Avenue II standards. Furthermore, the proposed project observes an 8-foot side yard setback along North Haskell Avenue, which is as consistent with the proposed R1 Zone.

Removal of the building lines allows additional square footage upon which to construct much needed housing in the City and the Mission Hills – Panorama City – North Hills Community Plan area. Without removal of the building lines, the applicant would not have sufficient lot area to construct five (5) single-family homes as proposed. Removal of the 24-foot building line allows for five (5) lots that are similar in shape and size, and which allow for a consistent rhythm with the streetscape along Napa Street.

As such, removal of the building lines is consistent with the General Plan and in conformance with the public necessity, convenience, general welfare and good zoning practice.

**C. CEQA Findings**

Based on the independent judgment 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-2016-4806-MND, adopted on March 22, 2018; and pursuant to CEQA Guidelines, Sections 15162 and 15164, 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 air quality, tree removal of non-protected trees, tree removal in the public right-of-way, and noise. With the implementation of mitigation measures, staff has determined that all impacts will be reduced to a less than significant level.