

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

|                                                                                                  |                                |                                                                                    |
|--------------------------------------------------------------------------------------------------|--------------------------------|------------------------------------------------------------------------------------|
| <b>CITY PLANNING CASE:</b>                                                                       | <b>ENVIRONMENTAL DOCUMENT:</b> | <b>COUNCIL DISTRICT:</b>                                                           |
| APCSV-2017-877-ZC-BL-ZAA                                                                         | ENV-2017-878-CE                | 6 - Martinez                                                                       |
| <b>PROJECT ADDRESS:</b>                                                                          |                                |                                                                                    |
| 17210 West Roscoe Boulevard                                                                      |                                |                                                                                    |
| <b>APPLICANT</b>                                                                                 | <b>TELEPHONE NUMBER:</b>       | <b>EMAIL ADDRESS:</b>                                                              |
| Bryan Coggins<br>Matt Hamilton<br>Preface Group, LLC<br><br><input type="checkbox"/> New/Changed |                                |                                                                                    |
| <b>APPLICANT'S REPRESENTATIVE</b>                                                                | <b>TELEPHONE NUMBER:</b>       | <b>EMAIL ADDRESS:</b>                                                              |
| Sheryl Brady, The Permit Place                                                                   |                                |                                                                                    |
| <b>APPELLANT</b>                                                                                 | <b>TELEPHONE NUMBER:</b>       | <b>EMAIL ADDRESS:</b>                                                              |
| N/A                                                                                              |                                |                                                                                    |
| <b>APPELLANT'S REPRESENTATIVE</b>                                                                | <b>TELEPHONE NUMBER:</b>       | <b>EMAIL ADDRESS:</b>                                                              |
| N/A                                                                                              |                                |                                                                                    |
| <b>PLANNER CONTACT INFORMATION:</b>                                                              | <b>TELEPHONE NUMBER:</b>       | <b>EMAIL ADDRESS:</b>                                                              |
| Courtney Schoenwald                                                                              | 818-374-9904                   | <a href="mailto:courtney.schoenwald@lacity.org">courtney.schoenwald@lacity.org</a> |
| <b>ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION</b>                                               |                                |                                                                                    |
| Zone Change (ZC); Building Line Removal (BL)                                                     |                                |                                                                                    |

**FINAL ENTITLEMENTS NOT ADVANCING:**

N/A

**ITEMS APPEALED:**

N/A

**ATTACHMENTS:****REVISED:****ENVIRONMENTAL CLEARANCE:****REVISED:**

- ☒ Letter of Determination
- ☒ Findings of Fact
- ☒ Staff Recommendation Report
- ☐ Conditions of Approval
- ☒ Ordinance
- ☒ Zone Change Map
- ☐ GPA Resolution
- ☐ Land Use Map
- ☐ Exhibit A - Site Plan
- ☒ Mailing List
- ☐ Land Use
- ☐ Other \_\_\_\_\_

- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐
- ☐

- ☒ Categorical Exemption
- ☐ Negative Declaration
- ☐ Mitigated Negative Declaration
- ☐ Environmental Impact Report
- ☐ Mitigation Monitoring Program
- ☐ Other \_\_\_\_\_

- ☐
- ☐
- ☐
- ☐
- ☐
- ☐

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

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

**PLANNING COMMISSION:**

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

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

|                                          |                          |
|------------------------------------------|--------------------------|
| <b>PLANNING COMMISSION HEARING DATE:</b> | <b>COMMISSION VOTE:</b>  |
| December 13, 2018                        | 4 - 0                    |
| <b>LAST DAY TO APPEAL:</b>               | <b>APPEALED:</b>         |
| N/A                                      | N/A                      |
| <b>TRANSMITTED BY:</b>                   | <b>TRANSMITTAL DATE:</b> |
| Commission Office                        | January 16, 2019         |



# SOUTH VALLEY AREA PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300  
[www.planning.lacity.org](http://www.planning.lacity.org)

## LETTER OF DETERMINATION

MAILING DATE: **JAN 17 2019**

Case No. **APCSV-2017-877-ZC-BL-ZAA**

Council District: 6 - Martinez

CEQA: ENV-2017-878-CE

Plan Area: Reseda – West Van Nuys

Related Case: VTT-74895-SL

**Project Site:** 17210 West Roscoe Boulevard

**Applicant:** Bryan Coggins/Matt Hamilton, Preface Group, LLC  
Representative: Sheryl Brady, The Permit Place

At its meeting of **December 13, 2018**, the South Valley Area Planning Commission took the actions below in conjunction with the approval of the following project:

Demolition of an existing single-family dwelling and construction, use and maintenance of nine single-family dwellings, with a proposed maximum height of 26 feet and six inches. Lots 1-5 will include 2-story, 2,264 square-foot single-family dwellings and Lots 6-9 will include 2-story, 2,829 square-foot dwellings. The proposed unit density is based on the (T)(Q)RD3-1 and (T)(Q)RD5-1 Zones. Access to the residential subdivision will be by means of a proposed 24-foot wide community driveway access from Roscoe Boulevard.

1. **Determined**, based on the whole of the administrative record, that the project is exempt from CEQA pursuant to State CEQA Guidelines, Article 19, Section, 15332, Class 32, and that there is no substantial evidence demonstrating that a categorical exemption pursuant CEQA Guidelines, Section 15300.2 applies;
2. **Approved** and **recommended** that the City Council **adopt**, pursuant to Section 12.32 F of the Los Angeles Municipal Code (LAMC), a Zone Change from RA-1 to (T)(Q)RD3-1 for the first five lots to a depth of 163.4-feet post-dedication on the northern portion of the site closest to Roscoe Boulevard and from RA-1 to (T)(Q)RD5-1 for the four lots on the remaining southern portion of the site, subject to conditions as modified by the Commission;
3. **Approved** and **recommended** that the City Council **adopt**, pursuant to LAMC Section 12.32 R, a Building Line removal of the 25-foot building line along Roscoe Boulevard established under Ordinance No. 96753;
4. **Adopted** the attached findings, as amended by the Commission.

This action passed by the following vote:

Moved: Bishop  
Seconded: Menedjian  
Ayes: Dierking, Mather  
Absent: Beatty

**Vote:** 4 – 0



Rocky Wiles, Commission Office Manager

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

**Effective Date/Appeals:** The decision of the South Valley Area Planning Commission is not appealable.

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) **is not further appealable and the decision is final.**

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, Building Line Ordinance, Findings

c: Michelle Levy, Senior City Planner  
Courtney Schoenwald, City Planner  
Dominick Ortiz, Planning Assistant

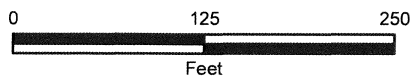
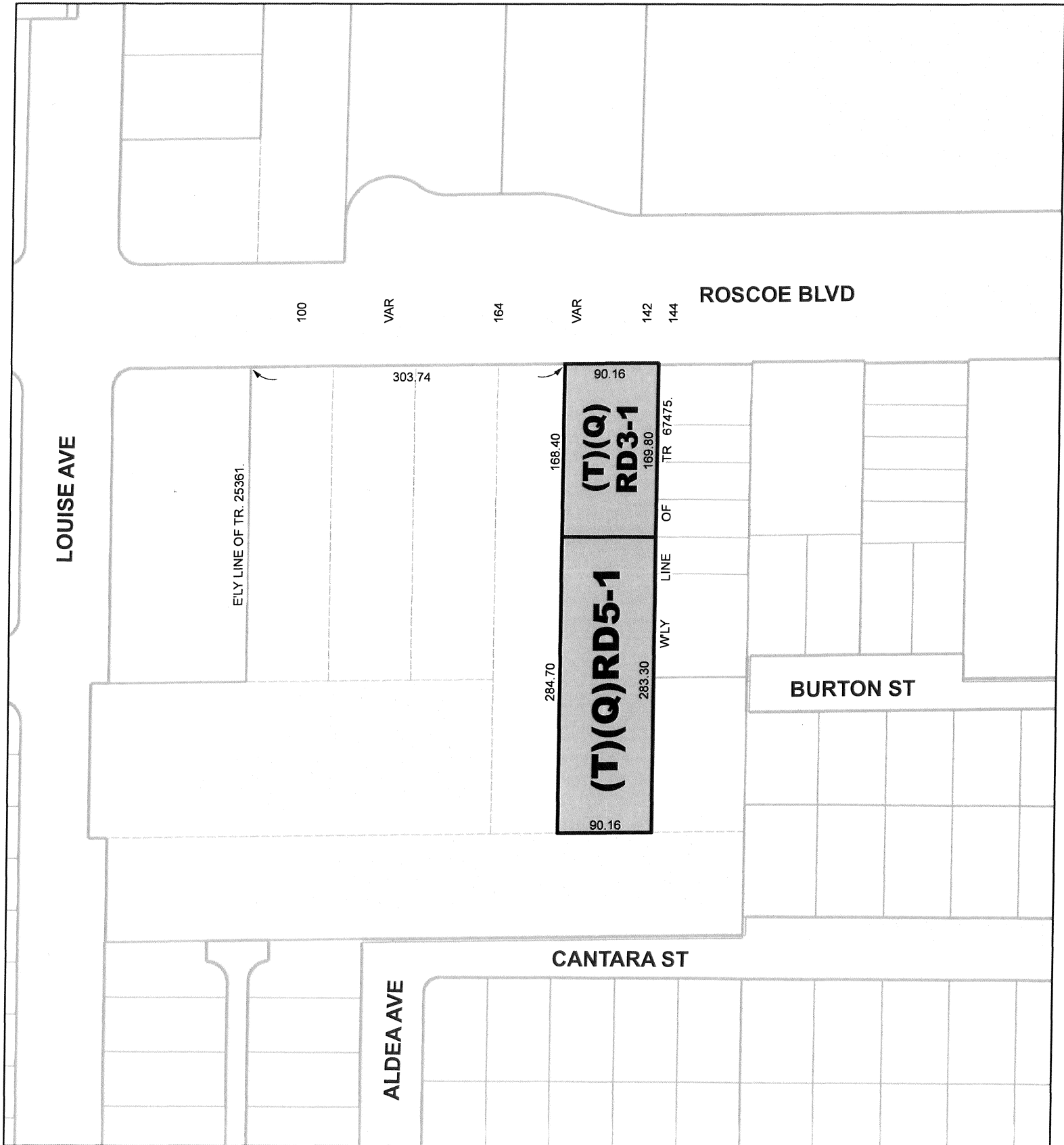
ORDINANCE NO. \_\_\_\_\_

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:





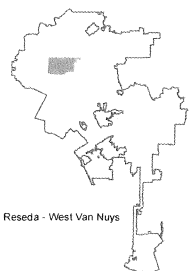
APCSV-2017-0877-ZC-BL

AA/af

011119

THE INTENT OF THIS ORDINANCE  
IS FOR THE BOUNDARIES OF THIS  
ZONE CHANGE TO COINCIDE WITH  
THOSE OF RECORDED TR. 74895.

City of Los Angeles



Reseda - West Van Nuys

## (Q) QUALIFIED CONDITIONS OF APPROVAL

(Modified by the South Valley Area Planning Commission on December 13, 2018)  
APCSV-2017-877-ZC-BL

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.

1. Final plans shall detail the location of trash storage and trash pickup.
2. One more street tree shall be added to the public sidewalk as appropriate by the Bureau of Street Services and the Urban Forestry Division.

### Administrative Conditions

3. **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.
4. **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.
5. **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.
6. **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.
7. **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.
8. **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.
9. **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.



**10. Indemnification.** Applicant shall do all of the following:

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

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

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

For purposes of this condition, the following definitions apply:

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

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions 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.

**Development Conditions:**

11. **Use.** Permit the development of a nine (9) small lot subdivision consisting of two story single-family dwellings totaling approximately 40,847 square feet.
12. **Density.** A maximum of five (5) single-family residential dwellings is permitted on that portion of the site zoned RD3-1 and a maximum of four (4) single-family residential dwellings is permitted on that portion of the site zoned RD5-1.
13. **Height.** No building or structure shall exceed 26 feet and six (6) inches in height.
14. **Plans.** The use and development of the subject property shall be in substantial conformance with the submitted plans, including the Site Plans, Floor Plans, Building Elevations, Building Sections, and Landscape Plans attached to the subject case file and stamped Exhibit "A". Prior to the issuance of building permits, detailed development plans that show compliance with all Conditions of Approval, including complete landscape and irrigation plans, shall be submitted to the Department of City Planning for review. Minor deviations may be allowed only in order to comply with provisions of the LAMC, the subject conditions, and the intent of the subject permit authorization.
15. **Parking.** Parking spaces shall be limited to two garage parking spaces per lot and a maximum of 10 uncovered guest parking spaces as per **Exhibit "A"** with grasscrete provided for all guest parking spaces on the project site, in conformance with the minimum number of spaces in Tract Case No. 74895-SL. The two uncovered guest parking spaces shall not be located in the portion of the site which is dedicated to the future road easement for the extension of Burton Street.
16. **Landscaping.** 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. 3. Prior to final sign off, a complete landscape plan shall be submitted to show plant quantities and species on the lots, in the public right-of-way, and to the best extent feasible a tree in front of each house.
17. **Common Access Easement.** The common access easement shall be reduced to 20 feet in width to accommodate a wider sidewalk of eight (8) feet. Permeable pavement shall be used for the shared common access easement.

## **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. Construct or suitably guarantee the following, to the satisfaction of the City Engineer:
  - a. **Roscoe Boulevard Street Dedication.** Dedicate a 5-foot wide strip of land along the property frontage to complete a 55-foot half right-of-way in accordance with Boulevard II of Mobility Plan 2035.
  - b. **Future Extension of Burton Street.** A 54-foot wide future street shall be dedicated within the tract area for the westerly extension of Burton Street in alignment satisfactory to the City Engineer.
  - c. **Easements.** If necessary, public sanitary sewer easements shall be dedicated on the final map based on alignment approved by the Valley Engineering District Office and the applicant shall make a request to the Valley District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
  - d. **Access.** The owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways. If necessary for street address purposes, all the common access to this subdivision be named on the final map satisfactory to the City Engineer. All common access easements, including the vehicular access and pedestrian access easement shall be part of the adjoining lots. All pedestrian common access easements shall be shown on the final map.
  - e. **Street Lighting.** Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting and construct one (1) new street light on Roscoe Boulevard.
  - f. **Sidewalk Improvement.** Improve Roscoe Boulevard by the constructing a 15-foot full width concrete sidewalk with tree wells, including the necessary removal and reconstruction of existing improvements.
2. **Department of Transportation.** Prior to the recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to ensure:
  - a. A two-way driveway apron width of 28 feet is required, to the satisfaction of DOT.
  - b. A minimum of 20-foot reservoir space is required between any security gate or parking space and the property line, to the satisfaction of DOT. Roscoe Boulevard is a designated Boulevard II in the City of Los Angeles Mobility Plan 2035. Backing out onto Roscoe Boulevard shall be prohibited.
  - c. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to

submittal of building permit plans for plan check by the Department of Building and Safety.

- d. The condition clearance fee shall be paid to the Department of Transportation as required per Ordinance No. 183,270 and Los Angeles Municipal Code (LAMC) Section 19.15 prior to recordation of the final map.
3. **Fire Department.** Submit plot plans for Fire Department approval and review prior to the recordation of Tract Map Action.
4. **Water and Power.** 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. (These condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1 (c).)
  - a. The Developer must complete the following financial arrangements prior to tract recordation: Existing Water Mains. No public fire hydrants are required, private hydrants may be required by LAFD.
  - b. The Developer must complete engineering requirements prior to tract recordation: An accurate street and site grading plan must be furnished to this Department, to determine the safety or accessibility of proposed facilities and to determine accurately the conditions or limitations of services.
  - c. The Developer must complete and arrange for the Department to install meters and water services prior to receiving final clearance.
  - d. Water meters and services for each lot shall be installed on street surface frontage (on the sidewalk and behind the curb within the public right-of-way).
  - e. Pressure regulators will be required in accordance with the Los Angeles City Plumbing Code for the following lot(s) where pressure exceed 80 psi at the building pad elevation.
  - f. There currently exists an 8" CI water mainline on Roscoe Boulevard. The flowing water mains may be inadequate to serve this tract and may need to be enlarged at the Developer's expense. An SAR will have to be requested for any large fire services ordered off of Roscoe Boulevard.
5. **Bureau of Street Lighting.** Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvements plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.
  - a. The applicant shall improve Roscoe Boulevard by the constructing a 15-foot full width concrete sidewalk with tree wells, including the necessary removal and reconstruction of existing improvements
6. **Bureau of Sanitation.** Bureau of Sanitation has reviewed the sewer/storm drain lines serving the subject tracts/areas, and found no potential problems to their structures or potential maintenance problems.

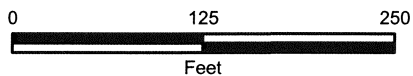
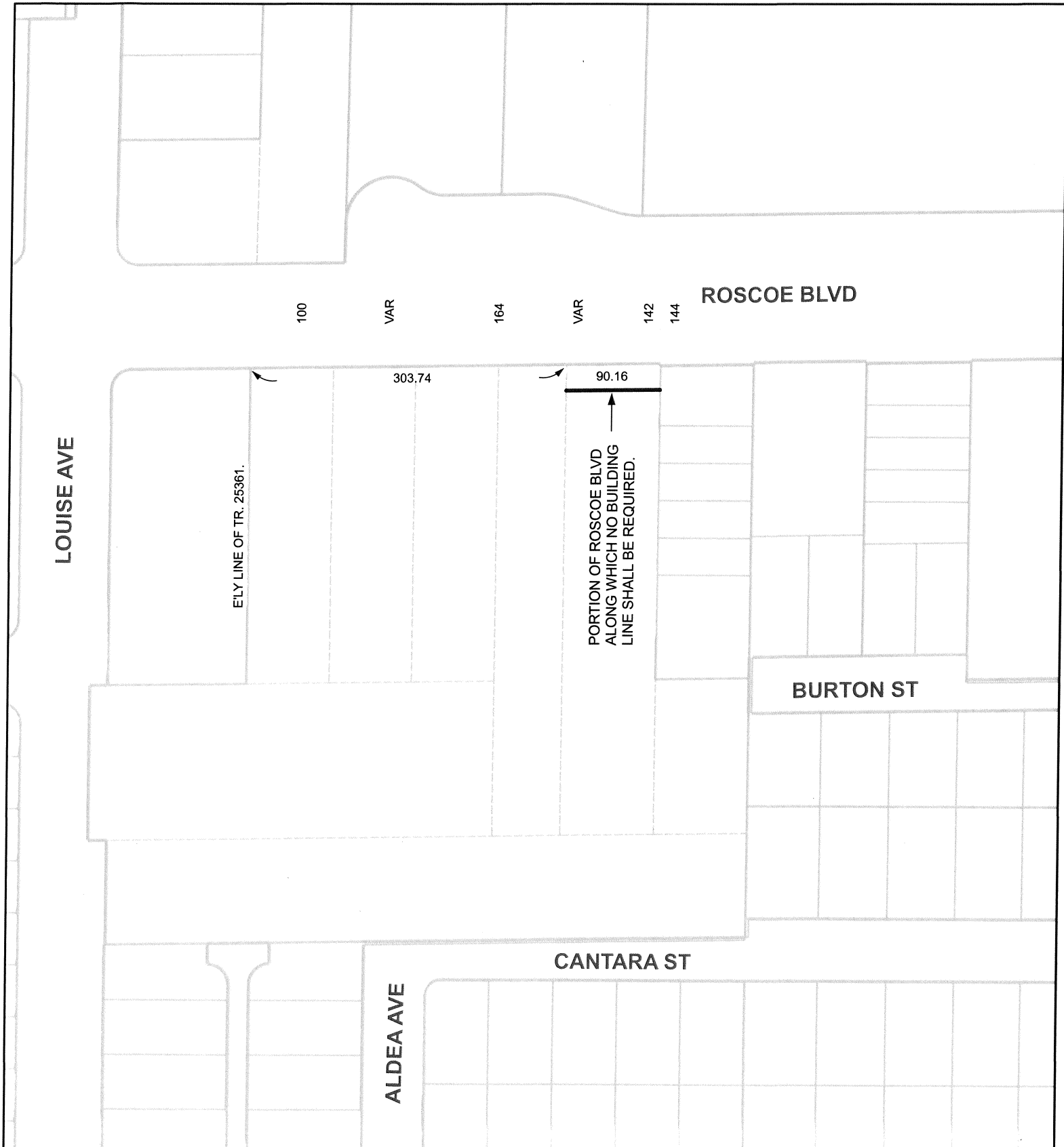
- 7. Urban Forestry Division.** Prior to the issuance of a grading permit, the applicant shall submit a tree report and landscape plan prepared by a Los Angeles Municipal Code (LAMC) designated tree expert as designated by LAMC Ordinance No. 177,404, for approval by the City Planning Department and the Urban Forestry Division of the Bureau of Street Services.
- a. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the applicant or contractor shall notify the Urban Forestry Division (213) 847-3077 upon completion of construction to expedite tree planting. All protected tree removals must be approved by the Board of Public Works.

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

An Ordinance amending Ordinance No. 96,753 establishing a building line.

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

Section \_\_. Ordinance No. 96,753; entitled . . . An Ordinance ordering the establishment of a building line on both sides of ROSCOE BOULEVARD from Tuxford Street to Fallbrook Avenue. . . was passed by the Council of the City of Los Angeles at its meeting of July 19, 1950, . . . is hereby amended by repealing the provisions establishing the building line on that portion of ROSCOE BOULEVARD, as depicted on the following diagram:

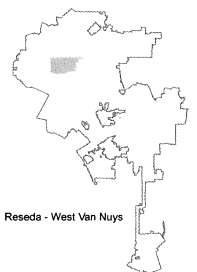


APCSV-2017-0877-ZC-BL

AA/gf

011119

City of Los Angeles





## FINDINGS

(Amended by the South Valley Area Planning Commission on December 13, 2018)

### General Plan/Charter Findings (Charter Sec. 556, 558)

The proposed zone change is in substantial conformance with the purposes, intent, and provisions of the General Plan and is in conformity with public necessity, convenience, general welfare and good zoning practice. The City of Los Angeles' General Plan consists of the Framework Element, seven required Elements that are mandated by State law, including Land Use, Mobility, Housing, Conservation, Noise, Safety, and Open Space, and optional Elements including Air Quality, Service Systems, and Plan for a Healthy Los Angeles. Thirty-five individual community plans comprise the Land Use Element for the City of Los Angeles. This section provides relevant goals, objectives, policies, and programs that are established in the General Plan that form the basis for staff's recommended actions for the proposed project.

1. **General Plan Land Use Designation.** The subject property is located on Roscoe Boulevard in the Reseda – West Van Nuys Community Plan, which was adopted by the City Council on November 17, 1999. The Plan designated the subject property for two (2) General Plan Land Use designations on site. The Low Medium I Residential land use allows for the following zones: R2, RD3, RD4, RZ3, RZ4, RU, and RW1. The Low Residential land use allows for the following corresponding zones: RE9, RS, R1, RU, RD6, and RD5. The subject site is currently zoned RA-1. The applicant is seeking to change the zone of the subject property to RD5-1 in the Low Residential General Plan Land Use designation and RD3-1 in the Low Medium I Residential General Plan Land Use designation, which is consistent with the corresponding zones. The RA zone currently on site is not one of the designated zones for either of the existing General Plan Land Use designations. The applicant is also requesting the removal of the 25-foot building line along Roscoe Boulevard. The proposed zone, height, and requested density is consistent with the project site's General Plan Land Use Designation.
2. **General Plan Text.** The Reseda – West Van Nuys Community Plan sets forth planning purposes, objectives, and policies for land uses within its boundaries. The Community Plan's stated purposes are to promote an arrangement of land uses, streets, and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the people who live and work in the community.

The proposed project would be in conformance with the following objectives, and policies of the Reseda – West Van Nuys Community Plan:

**GOAL 1:** *A safe, secure, and high quality residential environment for all economic, age, and ethnic segments of the community.*

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

**Program:** The Plan includes an Urban Design Chapter which is supplemented by Design Guidelines and Standards for residential development.

- Policy 1-1.6** Preserve and maintain at least four fifths of designated residential lands for single family uses.

**Program:** The Plan designates residential lands to reflect this ratio.

- Objective 1-2** To preserve and enhance the varied and distinct residential character and integrity of existing single and multi-family neighborhoods.

- Policy 1-2.1** Seek a high degree of architectural compatibility and landscaping for new infill development to protect the character and scale of existing residential neighborhoods.

**Program:** The Plan includes Design Guidelines which establish design standards for residential development to implement this policy.

- Policy 1-2.2** Consider factors such as neighborhood character and identity, compatibility of land uses, impact on livability, impacts on services and public facilities, and impacts on traffic levels when changes in residential densities are proposed.

**Program:** The decision maker should adopt findings which address these factors as part of any decision relating to changes in planned residential densities.

The project will protect the quality of the residential environment by proposing single-family dwellings for the site, similar to other lots on the same section of Roscoe Boulevard. The project is subject to the small lot Design Guidelines, which were included in the related Case No. VTT-74895-SL.

- Objective 1-3** To promote and ensure the provision of adequate housing for all persons regardless of income, age, or ethnic background.

- Policy 1-3.1** Promote greater individual choice in type, quality, price, and location of housing.

**Program:** The Plan promotes greater individual choice through its establishment of residential design standards and its allocation of lands for a variety of residential densities.

- Policy 1-3.4** Provide for development of townhouses and other similar condominium type housing units to increase home ownership options.

**Program:** The Plan cannot require that condominium units be built instead of rental units; however the Plan encourages such type of development by designating specific areas for Low Medium residential land use categories.

The project proposes the construction of nine (9) small-lot single-family dwellings. Five (5) lots will be developed with single-family dwellings of 1,830 square feet on the portion of the site zoned RD3-1 and four (4) lots will be developed with single-family dwellings of 2,390 square feet on the portion of the site zoned RD5-1. The project will provide additional housing at different sizes, which offers greater individual choices.

The project's location is near various public transit routes, including the following:

- Metro Local 152: Woodland Hills to North Hollywood via Fallbrook Avenue, Roscoe Boulevard and Vineland Avenue.
- Metro Local 236: Sylmar to Encino via Balboa Boulevard and Glenoaks Boulevard.

Significant traffic impacts are not expected from the project. The site is in close proximity to bus lines operating along Roscoe Boulevard and Balboa Boulevard. Therefore, the project is not expected to cause any adverse impacts on livability, services and public facilities, or traffic levels. The project of nine (9) homes is less than the 25-single-family home threshold established by the Department of Transportation.

The proposed project will meet the objectives and policies by providing additional housing at an appropriate density and at a location along a transit corridor to meet the Plan area's needs and infrastructure capacities.

This project was already approved as a tract map to allow for the project to allow for what once was a single-family home lot with a small driveway to a lot with not only nine (9) new homes, but additional paved parking areas, a long driveway/common access easement with a sidewalk that extends down its length, and in many ways resembles a street. In light of the amount of the configuration of the lots and easement, as well as the impervious surface being added to what once was a relatively open and undeveloped site, additional conditions have been added to help the project align with additional General Plan Policies and Objectives.

The project has been conditioned to add permeable pavement and reduce paved parking areas to meet the minimum required by Tract Case No. 74895-SL, which are aligned with the infrastructure improvements identified in Program No. 40 of the Healthy Plan Los Angeles (2015) as well as the intent of Policy 5.5 Green Streets of the Mobility Plan 2035. The project has been conditioned to add additional trees along the sidewalk of the common access easement and sidewalk of Roscoe Boulevard, which aligns with Program No. 37 of the Healthy Plan for Los Angeles, which encourages increased planting to offset air pollution and provide shade, which reduce heat island effects. Both of these infrastructure improvements align with Policy 5.6 Resilience of the Healthy Plan for Los Angeles, which seeks to increase the City's resilience to risks resulting from Climate Change.

As noted above, the common access easement also in many ways resembles a street, and yet, it is a common access easement on private land. If/when the Burton Street extension is completed, this easement effectively functions like a street, connecting Roscoe Boulevard to Burton Street. The common access easement may be a minimum of 20 feet wide per the Fire Department as noted in Tract Case No. 74895-SL, and in order to align with the public street type improvements for wider sidewalks with trees along them as noted in the Mobility Element for pedestrian infrastructure (Policy Nos. 2.3, 3.1, 3.5, and Program Eng. 1.9), the project has been conditioned to reduce the common access easement width to 20 feet and to increase the sidewalk width. At a width of 20 feet wide, the public will also be discouraged from entering the easement area, which has been conditioned to be the standard width of a public alley

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

3. **Charter Findings.** The proposed zone change complies with Charter Section 556 and 558 in that the change promotes land use regulations with regards to use, height, density, etc., that is consistent with the General Plan, as noted above in Findings Nos. 1 and 2, with public

necessity, convenience, general welfare, and good zoning practice, and as noted in the discussion at Finding No. 4, which are referenced as if fully incorporated herein.

### **Entitlement Findings**

4. **Zone Change, L.A.M.C. Sec. 12.32:** 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 project complies with the General Plan Land Use designation, as noted in Findings No. 1 and 2, which are referenced as if fully incorporated herein. The project allows the site to secure an appropriate development in harmony with the objectives of the General Plan, by retaining the General Plan Land Use designation and by adding to a variety of housing choices.

The subject site consists of a long, flat, rectangular lot that fronts the south side of Roscoe Boulevard with 90 feet of frontage. The lot is approximately 450 feet deep. The property is located in an Urban Agriculture Incentive Zone and approximately 7.2 kilometers from the Northridge fault line. The subject property is currently developed with a 1,091 square-foot vacant single-family home located towards the north side of the property near Roscoe Boulevard. The property is not in any specific plan or other overlay area and not within 500 feet of a school or public park.

Public Necessity – The proposed project will provide additional necessary housing to the City of Los Angeles, with a variety of dwelling types.

Convenience – The proposed project will be conveniently located along Roscoe Boulevard, in close proximity to existing commercial and single-family and multi-family residential uses. The site is also located nearby two transit lines. One of these transit lines, Metro Local 152, has a bus stop located within 400 feet from the subject property. The property is conveniently located approximately 1.3 miles from California State University, Northridge and approximately half a mile from the Van Nuys Airport and two (2) miles from the 405 freeway entrance. The project will provide a clear entry point from the street. The pedestrian access will make the development more accessible and convenient for those utilizing alternative modes of transportation.

General Welfare – The proposed project site contains a vacant single-family dwelling. The proposed small lot single-family dwellings are attractively designed and includes landscaping. The project offers a unique nine (9) lot development that is consistent with the design and landscaping of the surrounding neighborhood and is located on a currently underutilized lot. The project is also providing a roadway easement for the future extension of Burton Street through the subject property to connect to Louise Avenue, therefore benefitting the local community by improving circulation within the area.

Good Zoning Practice – The proposed zone change would provide an appropriate development comparable to surrounding uses and provide much needed housing to the community. The site currently contains a total of one (1) single-family residence, and the proposed subdivision would provide nine (9) single-family small-lot units. The proposed project will comply with all Los Angeles Municipal Code (LAMC) requirements for parking, yards, and open space under the proposed density for (T)(Q)RD3-1 and (T)(Q)RD5-1 zoned development. The applicant has chosen the highest zoned density for each land use designation. This will result in more for sale housing in the community which is compatible with newer development being constructed in this neighborhood.

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.

5. **Building Line Removal, LAMC Section 12.32 R.2:** 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 July 19, 1950, a 25-foot building line was established by Ordinance No. 96753 on both sides of Roscoe Boulevard between Tuxford Street and Fallbrook Avenue. The applicant is currently requesting the removal of the 25-foot building line on Roscoe Boulevard abutting the subject site. Since July 1950, when the building line ordinance was first established, Roscoe Boulevard has been designated a Boulevard II by the Mobility Plan 2035, with a designated right-of-way of 110 feet (55-foot half right-of-way) and an 80-foot roadway. The Bureau of Engineering is requiring a five (5) foot wide strip of land be dedicated along Roscoe Boulevard adjoining the tract to complete a 55-foot wide half right-of-way in accordance with Boulevard II standards of the Mobility Plan.

Removal of the building line allows additional space to accommodate the proposed single-family dwellings, which will permit the construction of much needed housing in the City and the Reseda – West Van Nuys Community Plan area. Without the removal of the building lines, the applicant would not have sufficient lot area to construct five (5) single-family dwellings as proposed in the RD3-1 portion of the subject site.

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

#### **CEQA Findings**

6. Based on the whole of the administrative record the Project is exempt from CEQA pursuant to State CEQA Guidelines, Article 19, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.