

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

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
CPC-2016-2568-GPA-VZC	ENV-2016-2569-MND	7 – Rodriguez
PROJECT ADDRESS:		
12420 West Osborne Street		
APPLICANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
Jose Trujillo	(818) 262-4564	
<input type="checkbox"/> New/Changed		
APPLICANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
Veronica Becerra 417 Foothill Boulevard #157 Glendora, CA 91741	(213) 272-4784	vbcommercial@verizon.net
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	(818) 374-9919	laura.frazinsteel@lacity.org
ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION		
General Plan Amendment; Vesting Zone Change		

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 _____

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- Categorical Exemption
- Negative Declaration
- Mitigated Negative Declaration
- Environmental Impact Report
- Mitigation Monitoring Program
- Other _____

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NOTES / INSTRUCTION(S):

FISCAL IMPACT STATEMENT:

- Yes No

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

PLANNING COMMISSION:

- | | |
|--|--|
| <input checked="" type="checkbox"/> City Planning Commission (CPC) | <input type="checkbox"/> North Valley Area Planning Commission |
| <input type="checkbox"/> Cultural Heritage Commission (CHC) | <input type="checkbox"/> South LA Area Planning Commission |
| <input type="checkbox"/> Central Area Planning Commission | <input type="checkbox"/> South Valley Area Planning Commission |
| <input type="checkbox"/> East LA Area Planning Commission | <input type="checkbox"/> West LA Area Planning Commission |
| <input type="checkbox"/> Harbor Area Planning Commission | |

PLANNING COMMISSION HEARING DATE:	COMMISSION VOTE:
JANUARY 10, 2019	8 - 0
LAST DAY TO APPEAL:	APPEALED:
N/A	N/A
TRANSMITTED BY:	TRANSMITTAL DATE:
James K. Williams Commission Executive Assistant II	February 11, 2019



LOS ANGELES CITY PLANNING COMMISSION

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

LETTER OF DETERMINATION

MAILING DATE: FEB 11 2019

Case No. **CPC-2016-2568-GPA-VZC**
CEQA: ENV-2016-2569-MND
Plan Area: Arleta-Pacoima

Council District: 7 – Rodriguez

Project Site: 12420 West Osborne Street

Applicant: Jose G. Trujillo
Representative: Veronica Becerra, Rabuild Commercial Services, LLC

At its meeting of **January 10, 2019**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following project:

Demolition of an existing one-story, approximately 940 square-foot single-family dwelling and the construction, use, and maintenance of a one-story, approximately 21 feet 4 inches in height, 1,940 square-foot commissary / food catering establishment for the film and television industry. The building will include a catering kitchen preparation area, office, walk-in refrigeration, storage, and laundry room with 11 parking spaces all on an 11,628 square-foot lot.

1. **Found**, pursuant to CEQA Guidelines Section 1507 4(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-2569-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures there is no substantial evidence that the project will have a significant effect on the environment; **found** the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **found** the mitigation measures have been made enforceable conditions on the project; and **adopted** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. **Recommended** that the City Council **adopt** a resolution, pursuant to Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), for a General Plan Amendment to the Arleta-Pacoima Community Plan from Low Residential to Limited Industrial;
3. **Approved** and **recommended** that the City Council **adopt**, pursuant to LAMC Section 12.32 Q, a Vesting Zone Change from R1-1-CUGU to (T)[Q]MR1-1-CUGU subject to (T) and [Q] conditions; and
4. **Adopted** the attached Findings as amended by the Commission, including Staff's Technical Modification dated January 2, 2019.

The vote proceeded as follows:

Moved: Ambroz
Second: Choe
Ayes: Khorsand, Mack, Mitchell, Millman, Padilla-Campos, Perlman
Absent: Dake Wilson

Vote: 8 - 0



James K. Williams, Commission Executive Assistant II
Los Angeles City 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 Los Angeles City Planning Commission is not 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: Ordinance, Zone Change Map, (T) and [Q] Conditions, Amended Findings, Resolution, Land Use Map

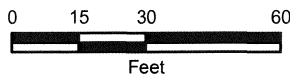
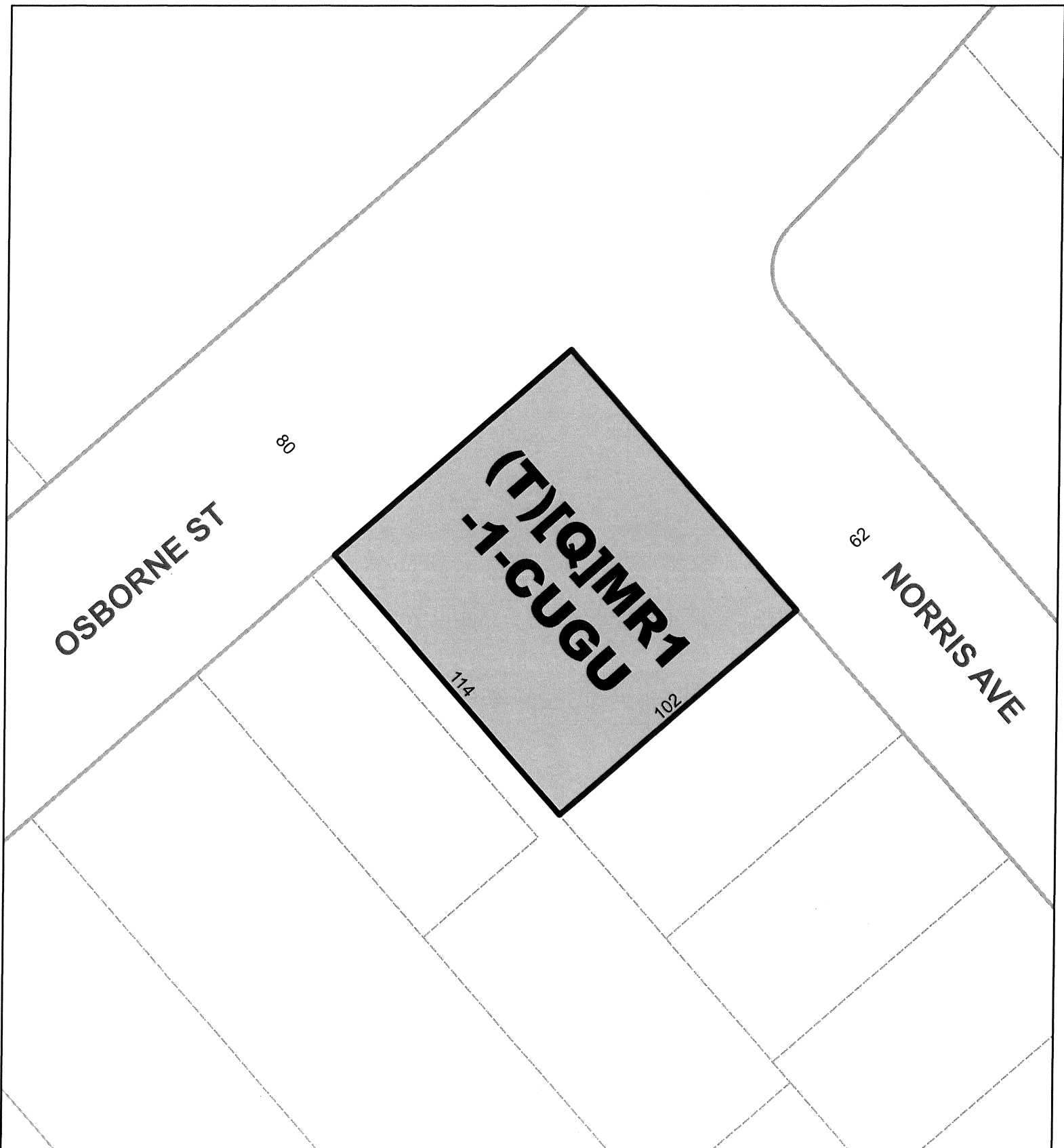
c: Blake Lamb, Principal City Planner
Michelle Levy, Senior City Planner
Laura Frazin-Steele, City Planner
Peggy Malone-Brown, City Planning Associate

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 zones 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:

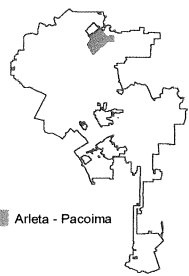


CPC-2016-2568-GPA-VZC

AA/cf

012919

City of Los Angeles



[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 an approximately 1,940 square foot commissary food catering establishment for the film and television industry.
2. **Height.** The maximum building height of the proposed structure is one-story, approximately 21 feet 4 inches in height.
3. **Automobile Parking.** Automobile parking shall be provided per Los Angeles Municipal Code requirements with a minimum of 9 parking spaces.
4. **Bicycle Parking.** Bicycle parking shall be provided per Los Angeles Municipal Code Requirements with a minimum of 4 spaces including 2 long-term and 2 short-term spaces.
5. **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 October 31, 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.
6. **Storage.** There shall be no open air storage of materials, food products, or equipment. All activity related to the food commissary shall take place within the 1,940 square foot structure with the exception of the loading and unloading of goods.
7. **Clean Up Green Up.** The project shall be designed to meet all applicable Development Regulations of the Clean Up Green Up (CUGU) Ordinance No. 184,246 and Los Angeles Municipal Code Section 13.18 F and shall be shown on "**Exhibit A.**"
 - a. Site Planning.
 - (1) All trash receptacles shall be located within a gated, covered enclosure at least 6 feet in height.
 - (2) Chain link, barbed wire, and concertina wire fences are prohibited at the perimeter of the property.
 - b. Enclosure - A use, material or equipment that emits or generates dust, smoke, gas, fumes, cinder or refuse matter shall be completely enclosed with mechanical ventilation to prevent fugitive emissions unless another regulatory

- agency requires natural ventilation. A stack, vent or flare is exempt from this enclosure requirement.
- c. Signage. “No Idling” signage shall be posted onsite at the back of the curb and adjacent to the entrance of the driveway on Norris Avenue where truck loading, staging or parking occurs.
 - d. Surface Lot Parking Design Layout. The loading area shall be located at the rear of the lot away from Osborne Street.
 - e. Surface Parking Lot Design Screening. The parking area shall be screened at the perimeter of the property abutting the sidewalk with a decorative wrought iron fence of uniform appearance no less than 3 feet 6 inches in height.
 - f. Surface Parking Lot Design Tree Planting. One tree is required for every four (4) new parking spaces within the surface parking lot and one tree shall be planted and maintained every 15 feet along Norris Avenue and Osborne Street in the public right-of-way or on the applicant’s property. Any fraction over one-half shall require a new tree. Shrubs shall be planted and maintained between trees to along Osborne Street and Norris Avenue to create a visual screen. Parking spaces covered by solar carports functioning as shade structures are exempt from the calculation.
 - g. Surface Parking Lot Ground Water Recharge. The surface lot shall be graded to allow for ground water recharge into a minimum 3-foot by 3-foot unpaved planting area. This unpaved area shall be concave in design to receive runoff per Bureau of Engineering specifications and approval.
 - h. Noise. The applicant shall submit to the Department of City Planning an acoustic evaluation report issued by a licensed noise consulting professional which indicates that no noise as a result of project activity will exceed 60 dBA during the day (7:00 a.m. to 10 p.m.) and 55 dBA at night (10:00 p.m. to 7:00 a.m.). The report shall include compliance options for noise mitigation if necessary, and the applicant shall comply with all mitigation measures. Noise levels shall be measured per LAMC Section 13.18 F.2(I)(1)(ii).
8. **Landscape Plan**. Revised landscape plans shall be submitted to show the size and location of all plants. The landscape plan shall indicate landscape points for the Project as regulated by LAMC Section 12.22 A.25(f)(1), which requires the number of landscape points to be equivalent to 10% more than otherwise required by LAMC Section 12.40 and Landscape Ordinance Guidelines “O.” All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be landscaped, including an automatic irrigation system, and maintained in accordance with a final landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning. The final landscape plan shall be in substantial conformance with the submitted Landscape Plan, **Exhibit “A,”** and shall incorporate any modifications required as a result of this grant. Any modifications to the landscape plan subsequent to the effectuation of this grant shall be to the satisfaction of the Director of Planning.

9. **Trees Planted in Public Right-of-Way.** New trees planted within the public right-of-way shall be spaced not more than an average of 30 feet on center, unless otherwise permitted by the Urban Forestry Division, Bureau of Public Works.
10. **Tree Removal.** No trees are proposed for removal. However, should any trees be removed, tree replacement will be at a 4:1 ratio.
11. **Greywater.** The project shall be constructed with an operable recycled water pipe system for onsite greywater use, to be served from onsite non-potable water sources such as showers, washbasins, or laundry and to be used as untreated subsurface irrigation for vegetation or for cooling equipment. The system specifics shall be required as determined feasible by DWP in consultation with the Department of City Planning.
12. **Roof-Top Equipment.** Any mechanical equipment (air conditioning units and other such equipment) shall be fully screened from view of any abutting properties and the public right-of-way.
13. **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).
14. **Lighting Design.** Areas where nighttime uses are located shall be maintained to provide sufficient illumination of the immediate environment so as to render objects or persons clearly visible for the safety of the public and emergency response personnel. All pedestrian walkways and vehicular access ways shall be illuminated with lighting fixtures. Lighting fixtures shall be harmonious with the building design. Wall mounted lighting fixtures to accent and complement architectural details at night shall be installed on the building to provide illumination to pedestrians and motorists.
15. **Electric Vehicle Parking.** The project shall include at least 20 percent (20%) of the total code-required parking spaces capable of supporting future electric vehicle supply equipment (EVSE). Plans shall indicate the proposed type and location(s) of EVSE and also include raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all electric vehicles at all designated EV charging locations at their full rated amperage. Plan design shall be based upon Level 2 or greater EVSE at its maximum operating ampacity. Five percent (5%) of the total code required parking spaces will be further provided with EV chargers to immediately accommodate electric vehicles within the parking areas. When the application of either the required 20 percent or 5 percent results in a fractional space, round up to the next whole number. A label stating "EV CAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.

Any parking spaces provided above LAMC requirements shall be provided with EV chargers to immediately accommodate electric vehicles within the parking areas.

16. **Solar and Electric Generator.** Generators used during the construction process shall be electric or solar powered. Solar generator and electric generator equipment shall be located as far away from sensitive uses as feasible.
17. **Solar Ready Buildings.** The project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety.
18. **Solar Power.** The project shall provide a minimum of 80 kilowatts of solar power. Solar panels may be installed on all rooftop areas and surface parking lots with the exception of areas occupied by rooftop mechanical equipment.
19. **Signs.** There shall be no off-site commercial signage of construction fencing during construction.
20. **Permeable Paving.** The Project shall incorporate techniques throughout the Project site including permeable paving and landscaping to avoid excessive runoff into the Los Angeles Flood Control Basin. LID requirements shall be met by providing an underground BMP filtration basin on the southeast portion of the project site.
21. **Heat Island Effect.** To reduce the heat island effect, a minimum of 50% of the area of pathways, patios, driveways or other paved areas shall use materials with a minimum initial Solar Reflectance value of 0.35 in accordance with ASTM (American Society of Testing Materials) standards.

B. Environmental Conditions

22. Prior to commencing any ground disturbance activities including excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, pounding posts, augering, backfilling, blasting, stripping topsoil or a similar activity at the project site, the Applicant, or its successor, shall retain and pay for archeological monitors, determined by the City's Office of Historic Resources to be qualified to identify subsurface tribal cultural resources. The archeological monitors shall observe all ground disturbance activities on the project site at all times the ground disturbance activities are taking place. If ground disturbance activities are simultaneously occurring at multiple locations on the project site, an archeological monitor shall be assigned to each location where the ground disturbance activities are occurring.

Prior to the commencement of any ground disturbance activities at the project site, the Applicant, or its successor, shall notify any California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed project that ground disturbance activities are about to commence and invite the tribes to observe the ground disturbance activities, if the tribes wish to monitor.

In the event that any subsurface objects or artifacts that may be tribal cultural resources are encountered during the course of any ground disturbance activities, all such activities shall temporarily cease within the area of discovery, the radius of which shall be determined by the qualified archeologist, until the potential tribal cultural

resources are properly assessed and addressed pursuant to the process set forth below:

- a. Upon a discovery of a potential tribal cultural resource, the Applicant, or its successor, shall immediately stop all ground disturbance activities and contact the following: (1) all California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed project; (2) and the Department of City Planning, Office of Historic Resources.
- b. If the City determines, pursuant to Public Resources Code Section 21074 (a)(2), that the object or artifact appears to be a tribal cultural resource in its discretion and supported by substantial evidence, the City shall provide any affected tribe a reasonable period of time, not less than 14 days, to conduct a site visit and make recommendations to the Applicant, or its successor, and the City regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.
- c. The Applicant, or its successor, shall implement the tribe's recommendations if a qualified archaeologist, retained by the City and paid for by the Applicant, or its successor, reasonably concludes that the tribe's recommendations are reasonable and feasible.
- d. In addition to any recommendations from the applicable tribe(s), a qualified archeologist shall develop a list of actions that shall be taken to avoid or minimize impacts to the identified tribal cultural resources substantially consistent with best practices identified by the Native American Heritage Commission and in compliance with any applicable federal, state or local law, rule or regulation.
- e. If the Applicant, or its successor, does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist, the Applicant, or its successor, may request mediation by a mediator agreed to by the Applicant, or its successor, and the City. The mediator must have the requisite professional qualifications and experience to mediate such a dispute. The City shall make the determination as to whether the mediator is at least minimally qualified to mediate the dispute. After making a reasonable effort to mediate this particular dispute, the City may (1) require the recommendation be implemented as originally proposed by the archaeologist; (2) require the recommendation, as modified by the City, be implemented as it is at least as equally effective to mitigate a potentially significant impact; (3) require a substitute recommendation be implemented that is at least as equally effective to mitigate a potentially significant impact to a tribal cultural resource; or (4) not require the recommendation be implemented because it is not necessary to mitigate any significant impacts to tribal cultural resources. The Applicant, or its successor, shall pay all costs and fees associated with the mediation.
- f. The Applicant, or its successor, may recommence ground disturbance activities outside of a specified radius of the discovery site, so long as this radius has been reviewed by a qualified archaeologist and determined to be reasonable and appropriate.

- g. The Applicant, or its successor, may recommence ground disturbance activities inside of the specified radius of the discovery site only after it has complied with all of the recommendations developed and approved pursuant to the process set forth in paragraphs 2 through 5 above.
- h. Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the South Central Coastal Information Center (SCCIC) at California State University, Fullerton and to the Native American Heritage Commission for inclusion in its Sacred Lands File.
- i. Notwithstanding paragraph 8 above, any information determined to be confidential in nature, by the City Attorney's office, shall be excluded from submission to the SCCIC or the general public under the applicable provisions of the California Public Records Act, California Public Resources Code, section 6254(r), and shall comply with the City's AB 52 Confidentiality Protocols.

C. Administrative Conditions

- 23. **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.
- 24. **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.
- 25. **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.
- 26. **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.
- 27. **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.

28. **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.
29. **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.
30. **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.

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. Dedications Required:

- a) Osborne Street - That a 20-foot wide strip of land be dedicated along the property frontage to complete a 50-foot wide half right-of-way in accordance with Avenue I of Mobility Plan 2035, including a 20-foot radius property line return at the intersection with Norris Avenue.

2. Improvements Required:

- a) Osborne Street - Construct additional surfacing to join the existing improvements to provide a 35-foot wide half roadway, including asphalt pavement, integral concrete curb, 2-foot gutter and a 15-foot wide full-width concrete sidewalk. Construct an access ramp at the intersection with Norris Street to comply with ADA requirements. These improvements should suitably transition to join the existing improvements.
- b) Norris Avenue - Construct additional surfacing to join the existing improvements to provide an 18-foot wide half roadway, including asphalt pavement, integral concrete curb, 2-foot gutter and a 12-foot full-width concrete sidewalk. These improvements should suitably transition to join the existing improvements.

3. Catch basin exists in Osborne Street. Relocate catch basin per B-Permit plan check requirements.
4. Sewers exist in Osborne. Extension of the 6-inch house connection laterals to the new property line will be required. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
5. Relocate traffic signals and equipment to the satisfaction of the Department of Transportation (818) 374-4699.
6. Submit a parking area and driveway plan to the Valley District Office of the Bureau of Engineering and the Department of Transportation for review and approval.
7. A minimum 20-foot reservoir space is required between any security gate or parking space and the property line, to the satisfaction of DOT.
8. Access to Osborne Street shall be prohibited. Access shall be taken from the Norris Avenue.
9. A two-way driveway width of $W=30$ feet is required to the satisfaction of DOT.

10. 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. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.
11. That the condition clearance fee be paid to the Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.
12. Installation of street lights to the satisfaction of the Bureau of Street Lighting.

a) Relocate and upgrade street light; one (1) on Osborne Avenue.

NOTES: The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

13. Install tree wells with root barriers and plant street trees and parkway landscaping to the satisfaction of the City Engineer and the Urban Forestry Division of the Bureau of Street Services.
14. That Board of Public Works approval be obtained, prior to issuance of a Certificate of Occupancy 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.
15. 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 subdivider or contractor shall notify the Urban Forestry Division (213-847-3077) upon completion of construction to expedite tree planting.
16. All protected tree removals must be approved by the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077.
17. Refer to the Los Angeles Department of Water and Power regarding the power pole (213) 367-2715.
18. 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.
19. Refer to the Fire Department regarding fire hydrants (818) 374-5005.

20. Submittal of plot plan for Fire Department review and approval.
21. 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.
22. 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.
23. Pursuant to County of Los Angeles Department of Public Works recommendation for "Compliance with Federal Aviation Administration Federal Aviation Regulation (FAR) Part 77 Reporting Requirements for New Developments around Airports," letter dated July 12, 2011, submit FAA Form 7460-1, consistent with FAR Part 77, and obtain and appropriately address the FAA's determination – "Hazard to Air Navigation" or "No Hazard to Air Navigation" prior to LADBS issuing a building permit.
24. 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.
25. 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.

FINDINGS

A. GENERAL PLAN/CHARTER FINDINGS

1. General Plan Land Use Designation

The Los Angeles General Plan sets forth goals, objectives and programs that guide both Citywide and community specific land use policies. The General Plan is comprised of a range of State-mandated elements, including Land Use, Transportation, Mobility, Noise, Safety, Housing and Conservation. The Framework Element of the General Plan is a guide for communities to implement growth and development policies by providing a comprehensive long-range view of the City as a whole. The City's Land Use Element is divided into 35 community plans that establish parameters for land use decisions within those sub-areas of the City.

The subject property is located within the Arleta-Pacoima Community Plan as updated and adopted by the City Council on November 6, 1996. The proposed project site is designated Low Residential by the Arleta-Pacoima Community Plan and zoned R1-1-CUGU.

The applicant is requesting a General Plan Amendment to the Arleta-Pacoima Community Plan from Low Residential to Limited Industrial. The Limited Industrial land use designation corresponds to the M1, MR1, and P Zones. Concurrently, the applicant is requesting to change the zone from R1-1-CUGU to MR1-1-CUGU corresponding to the requested Limited Industrial designation. The overall project will accommodate the development of a commissary for food preparation in conjunction with the owners' food service business, catering to the film and television industry on location throughout the Los Angeles area, and create jobs in service to this industry, within the Plan area. The maximum permitted floor area ratio in the requested MR1 Zone is one-and-one-half times the building area of the lot, and the applicant is proposing a floor area of 1,940 square feet on a 11,628 square foot lot (pre-dedication), which is well below the maximum permitted 1.5:1 FAR of the requested MR1 zone. The applicant proposes a one story building, constructed to a maximum height of 21 feet 4 inches, and the requested MR1 zone permits unlimited height and number of stories. The applicant is proposing 11 automobile parking spaces for the proposed 1,940 square foot commissary / food catering use, which exceeds Code requirements of 1 parking space/250 square feet yielding 8 spaces plus one handicapped accessible space for a total of 9 required parking spaces.

The project site is not located within a specific plan area, but is located with a special overlay district designated under LAMC Section 13.18 as the Clean Up Green Up Supplemental Use District (CUGU). The purpose of the CUGU Supplemental Use District is to reduce cumulative health impacts resulting from incompatible land uses, including concentrated industrial land use, on-road vehicle travel, and heavily freight-dominated transportation corridors, which are incompatible with the sensitive uses to which they are in close proximity, such as homes and schools. The CUGU ordinance identifies a residential use as a Publicly Habitable Space, and includes development regulations for a Publicly Habitable Space that is adjacent to a Subject Use, which is a use that could have health impacts. The CUGU Ordinance identifies a food commissary as a Subject Use that could possibly be incompatible with a Publicly Habitable Space, which includes dwelling units, school, park, recreation center, day

care center, hospital, medical building, and nursing home. Since the proposed Subject Use (food commissary) is across the street or adjacent to Roger Jessup Park, the proposed use is subject to applicable development regulations under the CUGU Ordinance (LAMC Section 13.18 F). For this particular site, the applicable development regulations address Site Planning requirements for trash receptacles and fencing; Enclosure requirements for specified uses, materials, or equipment emissions; Signage prohibiting commercial vehicles from idling; Surface Parking Lot Design standards; Maintenance of specified on-site noise levels; and, prohibition of specified fencing materials. The project has been conditioned to require compliance with these applicable development regulations.

2. Charter Section 555(a) Findings

That the part or area involved has significant social, economic or physical identify.

The size, shape, and location of the site create a significant physical identity for the proposed project. The proposed 1,940 square foot industrial building is proposed to be located on a small, underutilized approximately 11,628 square foot corner lot located at the southwest corner of Osborne Street and Norris Avenue. As currently zoned, the subject R1 Zoned property is surrounded by MR1 zoned land to the south and west within the same block, and to the east across Norris Avenue. The applicant's request to amend the Arleta-Pacoima Community Plan land use designation from the from Low Residential to Limited Industrial, and to change the zone from R1-1-CUGU to MR1-1-CUGU will eliminate the existing spot of residentially planned, zoned, and developed land in an area which is otherwise uniformly developed with light industrial uses and associated surface parking, thereby establishing a consistent land use pattern. As conditioned, the proposed development of 1,940 square foot commissary / food catering establishment for the film and television industry will establish a compatible development with the existing surrounding light industrial uses.

3. Charter Section 556 Findings

That the General Plan Amendment is in substantial conformance with the purposes, intent and provisions of the General Plan.

Framework Element. The Citywide Framework Element of the General Plan sets forth a citywide comprehensive long-range growth strategy. The recommended General Plan Amendment to the Arleta-Pacoima Community Plan from Low Residential to Limited Industrial, and a Zone Change from R1-1-CUGU to (T)[Q]MR1-1-CUGU on the project site to construct a one-story, approximately 21 feet 4 inches in height, 1,940 square foot commissary / food catering establishment for the film and television industry conforms to the following objectives and policies of the Framework Element (Chapter 3-Land Use) as follows:

GOAL 3J Industrial growth that provides job opportunities for the City's residents and maintains the City's fiscal viability.

Objective 3.14 Provide land and supporting services for the retention of existing and attraction of new industries.

Policy 3.14.1: Accommodate the development of industrial uses in areas designated as "Industrial-Light," "Industrial-Heavy," and "Industrial-Transit" in accordance with Tables 3-1 and 3-9. The range and intensities of uses permitted in any area shall be determined by the community plans. (P1, P18)

Table 3-9	
Land Use Designation	Corresponding Zones
Industrial-Light	CM, MR 1, MR 2, M1, M2
Industrial-Heavy	M 3
Industrial-Transit	CM, M1, M2, C2

A plan amendment and change in zone, as requested by the applicant, would further the policies of the General Plan Framework Element by attracting new industry to an area currently developed with light industrial uses, and provide job opportunities which serve City residents within the local community. The requested zone change to the MR1 zone, a "Light" industrial zone, is a corresponding zone to the requested Limited Industrial land use designation. If approved, the requested General Plan Amendment and zone change would further the Framework policy listed above by establishing a light industrial use on property designated for Limited Industrial land use in the Community Plan, and zoned with a corresponding zone.

Furthermore, the Citywide General Plan Framework Element (Chapter 7-Economic Development) states:

GOAL 7B: A City with land appropriately and sufficiently designated to sustain a robust commercial and industrial base.

Objective 7.2: Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.

The applicant has requested redesignation of the subject property from Low Residential to Limited Industrial in order to permit industrial development, specifically a 1,940 square foot commissary / food catering establishment which supports the film and television industry, offers employment opportunity to local residents, provides for economic growth, and which has been conditioned in compliance with applicable CUGU regulations. Increased economic and employment opportunities are particularly important in the Arleta-Pacoima community, where a substantial proportion of the population lives below poverty (21% below poverty level per Demographic Research Unit statistics, Department of City Planning, 2016).

Mobility Element. The Mobility Plan 2035 of the General Plan, adopted August 11, 2015, and last amended September 7, 2016 includes the following policies:

Policy 1.1 Roadway User Vulnerability: Design, plan, and operate streets to prioritize the safety of the most vulnerable roadway user.

Policy 2.3 Pedestrian Infrastructure: Recognize walking as a component of every trip, and ensure high quality pedestrian access in all site planning and public right-of-way.

Policy 3.1 Access for All: Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes - including goods movement – as integral components of the City's transportation system.

Policy 3.8 Bicycle Parking: Provide bicyclists with convenient, secure and well-maintained bicycle parking facilities.

As conditioned, the proposed project will provide street dedication along the site's Osborne Street frontage, including a 20-foot strip of land, to complete a 50-foot wide half right-of-way in accordance with the Avenue I Standard Plan S-470-1 standards set forth in the Mobility Plan 2035. Conditions also require the provision of street improvements on Osborne Street (a designated Avenue I) and Norris Avenue (a Local street) including adequate sidewalk widths and improvements provide a safe and comfortable walking environment for pedestrians in the public right-of-way, consistent with the Standard Plan S-470-1 requirements of the Mobility Plan 2035. Bicycle parking is required for the proposed project, and will be provided consistent with Code requirements.

Health and Wellness, Mobility 2035, and Air Quality Elements. The condition requiring a minimum of 20% of all Code required parking spaces to be EV-ready parking spaces and 5% of Code required parking to be further provided with EV chargers onsite will support the adoption of low and zero emission transportation fuel sources by the project's employees. The condition requiring solar panels will support the site's EV chargers and other site electrical uses to help reduce the site's dependence on fossil fuels and carbon generating public utility electrical power. Taken together, these conditions provide for the public welfare and public necessity by reducing the level of pollution or greenhouse gas emissions to the benefit of the neighborhood and City in response to General Plan for Healthy LA Element Policies 5.1 (reduce air pollution), 5.7 (reduce greenhouse gas emissions); Air Quality Element Policy 4.2.3 (ensuring new development is compatible with alternative fuel vehicles), 5.1.2 (shift to non-polluting sources of energy in buildings and operations); Mobility Element Policy 4.1 (expand access to transportation choices) and 5.4 (encourage adoption of low emission fuel sources, new mobility technology and supporting infrastructure). The solar and EV conditions are also good zoning practice, because they provide a convenient service amenity to the employees who use electric vehicles and utilize electricity on site for other functions. As such, the project provides service amenities to minimize impacts of the proposed use, and to minimize impacts on neighboring properties.

Clean Up Green Up Supplemental Use District. The project site is not located within a specific plan area, but is located within a special overlay district designated under LAMC Section 13.18 as the Clean Up Green Up Supplemental Use District (CUGU). The purpose of the CUGU Supplemental Use District is to reduce cumulative health impacts resulting from incompatible land uses, including concentrated industrial land use, on-road vehicle travel, and heavily freight-dominated transportation corridors, which are incompatible with the sensitive uses to which they are in close proximity. The CUGU Ordinance identifies a food commissary as a Subject Use that could possibly be incompatible with a Publicly

Habitable Space, which includes dwelling units, school, park, recreation center, day care center, hospital, medical building, and nursing home. Since the proposed Subject Use (food commissary) is across the street or adjacent to Roger Jessup Park, the proposed use is subject to applicable development regulations under the CUGU Ordinance (LAMC Section 13.18 F). For this particular site, the applicable development regulations are site planning, enclosure, signage, surface parking lot design, noise, and storage of merchandise. The proposed project is designed and conditioned to comply with all CUGU development regulations.

General Plan/Community Plan. The Arleta-Pacoima Community Plan is one of the 35 land use elements of the City of Los Angeles General Plan. The Chapter I of the Community Plan includes the following applicable Issues and Opportunities:

Issues (Industrial): To encourage creation of jobs and the inclusion of environmentally sensitive industrial uses within the industrial areas.

- *Lack of continuity and cohesiveness along industrial frontages.*

Opportunities

- *Excellent access to regional freeways and rail services.*
- *Availability of sites planned for job producing uses that improve the economic and physical condition of the area.*

The proposed project addresses all of the above issues and opportunities delineated in the Community Plan. The proposed 1,940 square foot commissary / food catering establishment for the film and television industry would establish continuity and cohesiveness by eliminating a residential zone and use within an area uniformly designated, zoned, and improved with limited industrial uses to the south, east, and west. While use of rail service is not anticipated for the proposed project, the opportunity afforded by the site's location proximate to the Foothill Freeway (approximately 1.4 miles to the north), the Golden State Freeway (approximately 1.3 miles to the south), and the Ronald Reagan Freeway (approximately 1.6 miles to the northwest), would support the needs of the proposed food commissary / catering businesses client base (i.e., the film and television industry) on location throughout Los Angeles area. The proposed General Plan Amendment and zone change would locate a limited industrial use on the subject property, providing a job producing business on a site which was previously underutilized and inconsistent with the surrounding land use pattern, in support of economic growth.

Chapter II of the Plan includes the following objective:

5.c Designating land for industrial development that can be used without detriment to adjacent uses of other types and imposing restrictions on the types of and intensities of industrial uses necessary for this purpose.

As previously stated, the proposed General Plan amendment from Low Residential to Limited Industrial and Zone Change from R1-1-CUGU to MR1-1-CUGU would eliminate a residential zone and use in an area uniformly designated, zoned, and improved with limited industrial uses to the south, east, and west, resolving the land use incompatibility/interface issues that arise when residential uses are sited adjacent to industrial uses.

Chapter III of the Community Plan also includes the following policies in regard to industrial development:

Industrial lands are located on a citywide basis without regard to the boundaries of individual communities or districts, under the general principle that such employment should be available within a reasonable commuting distance from residential locations.

Features:

The Plan proposes approximately 644 acres of land for industrial uses. The MR zones should be considered for application to designated industrial lands wherever possible, as a means of preventing the use of these lands for commercial developments, and to protect adjacent residential properties through required landscaping and building setbacks wherever appropriate.

Wherever possible, industrial uses should be concentrated in industrial parks.

Industrial development should provide employment opportunities for the community residents.

In general, parking areas should be located at the peripheries of industrial sites in order to serve as buffers and should be separated from adjacent private and public uses of other types by a wall and a landscaped setback (especially in the case of residences).

The proposed project would provide jobs to residents living within a reasonable commuting distance from the site, including the residential communities to the south across San Fernando Road, to the northwest across Osborne Street, and more generally within the residential areas in the surrounding Community Plans. Consistent with the above stated Community Plan policy applicable to industrial land use, the applicant's request for a Zone Change to the MR zone would prevent the use of the subject property for commercial development. Further, protections to sensitive surrounding land uses, including the park facility across Osborne Street to the north, are provided for by the requirements of the CUGU supplemental use district applied to the proposed project as Q conditions. The proposed project locates parking on the interior of the site, and landscape buffers are provided along the Osborne Street frontage as well as along the southerly property line adjacent to parking and the trash/recycling enclosure. The requested MR zone on the subject property would establish a uniform land use pattern of restricted industrial zoning within the immediately surrounding area, and eliminate R1 zoned land.

4. Charter Section 558 Findings

That the action will be in conformity with the public necessity, convenience, general welfare and good zoning practice.

The Planning Commission shall hold a public hearing and make a report and recommendation to the Council regarding the relation of the proposed amendment to the General Plan and whether adoption of the proposed amendment will be in conformity with public necessity, convenience, general welfare and good zoning practice.

Public Necessity. The Framework Element of the General Plan, Chapter 7 Economic Development, states:

Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.

7.2.11 Ensure that the City has sufficient quantities of land suitable to accommodate existing, new and relocating industrial firms, whose operations are appropriate to a specific location in Los Angeles. (P18, P26, P38)

Objective 7.3: Maintain and enhance the existing businesses in the City.

Policy 7.3.7: Prioritize the retention and renewal of existing industrial businesses. (P35, P36, P37).

The proposed General Plan Amendment and Zone Change allows for the re-designation of Low Residential density land use with a corresponding R1 Zone to Limited Industrial land use with a corresponding MR1 Zone to allow for the development of a 1,940 square foot commissary / food catering establishment for the film and television industry. This gain of an industrial land use on industrially zoned property will further the goal of retaining industrial lands within the city, establishing a uniform land use pattern, providing employment opportunities for residents, and supporting the needs of the local film and television industries. It will also eliminate the incompatibility which can result when residential land uses are adjacent to industrial uses.

Framework Chapter 7: Facilitate business retention and job growth

Convenience. The proposed development of a 1,940 square foot commissary / food catering establishment is compatibly located adjacent to other limited industrial uses, City park facilities including Roger Jessup Recreation Center and Pacoima Park which can be accessed by employees and offers them recreational opportunities, and is proximate to a variety of commercial services along San Fernando Road to the west and Glenoaks Boulevard to the north, and various public transportation lines which can serve the needs of employees. Specifically, Metro Local Lines 166/364, 224, and 92 are 0.4 miles or less from the proposed development site, and Metro Rapid Line 794 is also just 0.4 miles away. The Sun Valley Metrolink rail station is located within 3 miles southeast of the project site, and the Hollywood Burbank Airport is approximately 4 miles southeast of the site.

General Welfare. The proposed General Plan Amendment/Zone Change allows for the provision of employment opportunities within the City associated with the construction, operation, and maintenance of the proposed commissary / food catering establishment intended to serve the ongoing needs of the film and television industry.

Good Zoning Practice. The applicant's request to re-zone the current R1-1-CUGU zoned property to MR1-1-CUGU allows for the development of a commissary / food catering establishment for the film and television industry on a property which is currently a residential spot zoned, designated, and developed site surrounded to the south, east, and west by property designated for and improved with limited industrial/surface parking uses.

B. ENTITLEMENT FINDINGS

The proposed Zone Change, General Plan Amendment, T Conditions, and Q Conditions are consistent with Section 558 of the City Charter and Section 12.32 of the LAMC in that it will be in conformance with public necessity, convenience, general welfare and good zoning practice as described below. With the approval of the requested General Plan Amendment, the requested zoning will be consistent with the General Plan.

5. Zone Change Finding

The requested zone change is in conformance with the public necessity, convenience, general welfare and good zoning practice.

As previously stated, the proposed project is the demolition of an existing one-story, approximately 940 square foot single-family dwelling and the construction, use, and maintenance of a one-story, approximately 21 feet 4 inches in height, 1,940 square foot commissary / food catering establishment for the film and television industry. The building will include a catering kitchen preparation area, office, walk in refrigeration, storage, and laundry room with 11 secure parking spaces all on a 11,628 square foot lot. The applicant is requesting a General Plan Amendment to the Arleta-Pacoima Community Plan from Low Residential to Limited Industrial and a Zone Change from R1-1-CUGU to MR1-1-CUGU.

Public Necessity. The proposed General Plan Amendment and Zone Change would re-designate property from Low Residential density land use and R1 Zoning to Limited Industrial land use with a corresponding MR1 Zone. If approved, development of a 1,940 square foot commissary / food catering establishment would be approved on the subject property, meeting the needs of the film and television industry, furthering the goal of retaining industrial lands within the city, establishing a uniform land use pattern, and providing employment opportunities for residents. It will also eliminate the incompatibility which can result when residential land uses are adjacent to industrial uses.

Convenience. The proposed project is infill development in an area planned and developed with limited industrial uses to the south, east, and west, and the proposed development of a 1,940 square foot commissary / food catering establishment would be compatible in its location adjacent to other limited industrial uses, as well as City park facilities (i.e., Roger Jessup Recreation Center and Pacoima Park) available to meet the recreational needs of employees. Importantly, it is also conveniently located to commercial services along San Fernando Road (to the west) and Glenoaks Boulevard (to the north), and public transportation lines including Metro Local Lines 166/364, 224, and 92 (within 0.4 miles), Metro Rapid Line 794 (within 0.4 miles), Sun Valley Metrolink rail station (within 3 miles, and the Hollywood Burbank Airport (within 4 miles).

General Welfare. The proposed General Plan Amendment/Zone Change allows for the provision of employment opportunities within the City associated with the construction, operation, and maintenance of the proposed commissary / food catering establishment intended to serve the ongoing needs of the film and television industry.

Good Zoning Practice. The applicant's request to re-zone the current R1-1-CUGU zoned property to MR1-1-CUGU allows for the development of a commissary / food catering establishment for the film and television industry on a property which is currently a residential spot zoned, designated, and developed site surrounded to the south, east, and west by property designated for and improved with limited industrial/surface parking uses.

6. Q Condition Findings

a. The Q limitations are necessary to protect the best interests of and assure a development more compatible with the surrounding property or neighborhood.

The proposed Q conditions contain provisions regarding site development; limit the use and building height; provide for adequate automobile and bicycle parking, storage, on-site landscaping, street trees, signage, and greywater use; ensure provision of electric vehicle parking, solar/electric generator use, permeable paving, and reflective asphalt; and compliance with applicable CUGU regulations. As such, the Q limitations serve to protect the best interests of the proposed development and the community as a whole.

b. The Q limitations are necessary to secure an appropriate development in harmony with the objectives of the General Plan.

To ensure that the development is in harmony with the General Plan, the proposed Q conditions contain provisions regarding land use; site planning; land use compatibility (CUGU regulations); natural resources (trees); and conservation (greywater use, solar, permeable paving, and electric vehicle provisions).

c. The Q limitation is necessary to prevent or mitigate adverse environmental effects of the zone change.

Under Case No. ENV-2016-2569-MND, mitigation measures are imposed on the subject project to reduce impacts to a less than significant level in the areas of Tribal Cultural Resources (Monitoring during grading). The Q limitations imposed herein address provisions for mitigation including archaeological monitors during ground disturbance activities, notification to specified tribes, and protocols to be followed in the event tribal cultural resources are encountered, in response to the analysis of environmental impacts and the mitigation monitoring program under Case No. ENV-2016-2569-MND. As such, the proposed Q conditions prevent or mitigate adverse environmental impacts from the project.

7. T Condition Finding

Public necessity, convenience and general welfare require that provision be made for the orderly arrangement of the property concerned into lots and/or that provision be made for adequate streets, drainage facilities, grading, sewers, utilities, park and recreational facilities; and/or that provision be made for payments of fees in lieu of dedications and/or that provision be made for other dedications; and/or that provision be made for improvements; all in order that the property concerned and the area within which it is located may be properly

developed in accordance with the different and additional uses to be permitted within the zone to which the property is proposed for change.

The current action, as recommended, has been made contingent upon compliance with “T” conditions of approval imposed herein for the proposed project. Such T Conditions are necessary to ensure the identified dedications, improvements, and actions are undertaken to meet the public’s needs, convenience, and general welfare served by the actions required. These T Conditions ensure appropriate and necessary roadway and sidewalk improvements, catch basin improvements, street lighting, power pole location, street tree planting/removal, traffic signals and equipment, sewers, access and circulation, fire hydrants, water systems per LADWP, and clearances for applicable federal aviation regulations. These actions and improvements will provide the necessary infrastructure to serve the proposed community at this site.

C. CEQA FINDINGS

A Mitigated Negative Declaration, Case No. ENV-2016-2569-MND, was prepared for the proposed project. The Department of City Planning published the Mitigated Negative Declaration beginning November 29, 2018 for 20 days ending December 19, 2018 for the subject case. The Lead Agency found potential negative impacts could occur from the project’s implementation due to:

Cultural Resources
Tribal Cultural Resources

Other identified potential impacts not specifically mitigated by these conditions are already subject to existing City ordinances (Sewer Ordinance, Grading Ordinance, Flood Plain Management, Xeriscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

FOUND, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-2569-MND, as circulated on November 29, 2018, (“Mitigated Negative Declaration”), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; FOUND the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; FOUND the mitigation measures have been made enforceable conditions on the project; and ADOPTED the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration.

The records upon which this decision is based are with Valley Project Planning, Department of City Planning, 6262 Van Nuys Boulevard, Room 430, Los Angeles, CA 90012.

RESOLUTION

WHEREAS, the applicant has requested an application for a Plan Amendment to change the land use designation of the property located at 12420 West Osborne Street from Low Residential to Limited Industrial within the Arleta-Pacoima Community Plan; and

WHEREAS, the City Planning Commission approved the applicant's Plan Amendment request and recommended adoption by City Council of the Plan Amendment; and

WHEREAS, the requested General Plan Amendment is consistent with the intent and purpose of the Arleta-Pacoima Community Plan to designate land uses in an orderly and unified manner; and

WHEREAS, the requested Vesting Zone Change is consistent with the requested General Plan land use designation; and

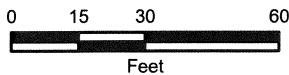
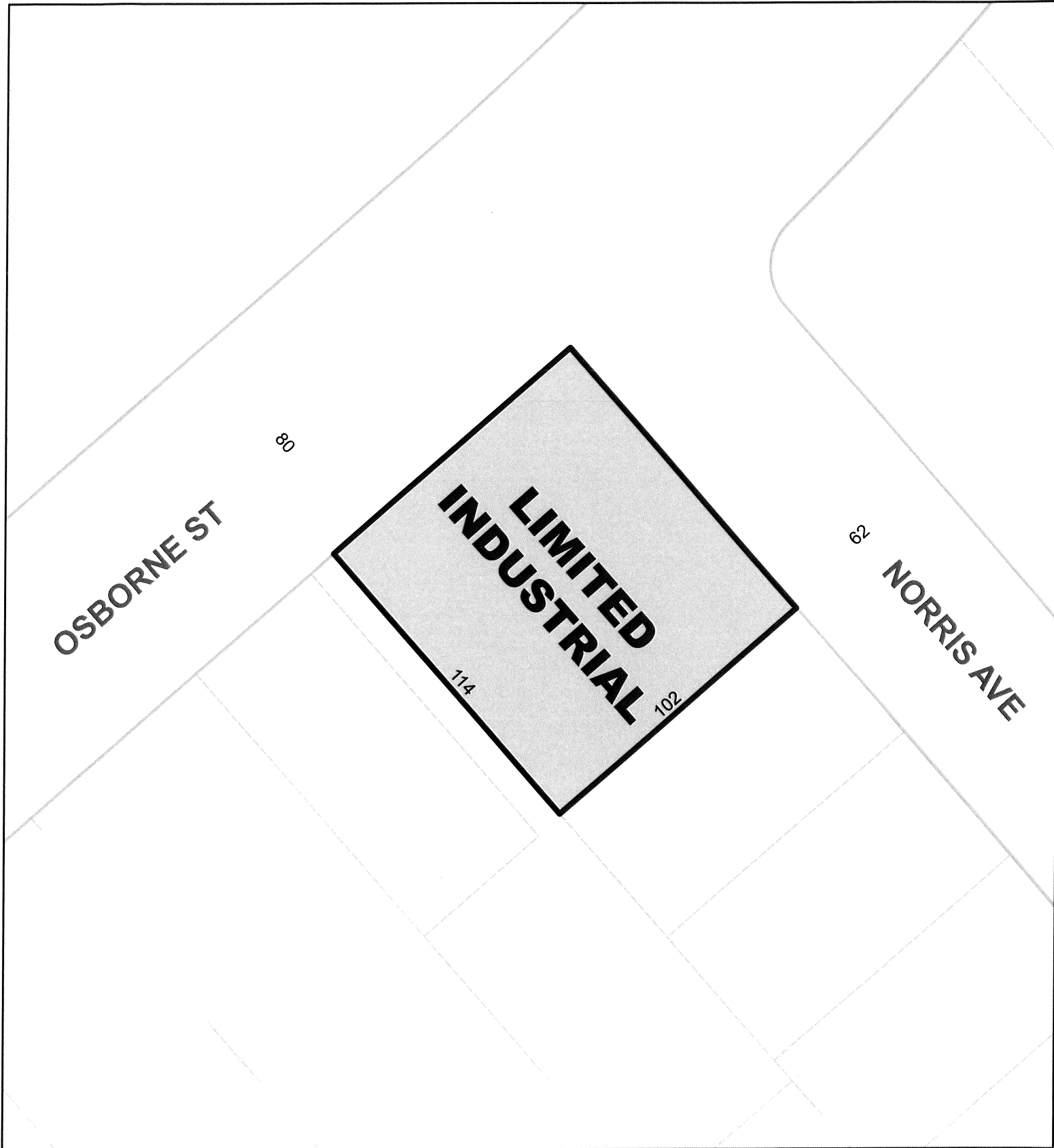
WHEREAS, the subject request would provide for a logical and uniform pattern of planned land use development that is compatible with surrounding land use designations of the General Plan; and

WHEREAS, the Plan Amendment from Low Residential to Limited Industrial, and the Vesting Zone Change from R1-1-CUGU to (T)[Q]MR1-1-CUGU, would allow for the development of a one-story, approximately 21 feet 4 inches in height, 1,940 square foot food commissary/food catering establishment consistent with the film and television industry, consistent with the Community Plan and zoning of surrounding uses; and

WHEREAS, the industrial development would support the City's goals for job creation in proximity to housing; and

WHEREAS, the subject project has prepared a Mitigated Negative Declaration (ENV-2016-2569-MND), and associated Mitigation Monitoring Program in accordance with the City's Guidelines for implementation of the California Environmental Quality Act (CEQA);

NOW, THEREFORE, BE IT RESOLVED that the Arleta-Pacoima Community Plan be amended as shown on the attached General Plan Amendment map.



APCNV-2016-2568-GPA-ZC

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City of Los Angeles

