

TRANSMITTAL TO CITY COUNCIL

Case No. APCNV-2013-1187-ZC-DB	Planning Staff Name(s) and Contact No. Milena Zasadzien (818) 374-5054	C.D. No. 6
Related Case No(s).	Last Day to Appeal OCT 21 2013	

Location of Project (Include project titles, if any.)

12128 West Sheldon Street

Applicant(s) and Representative(s) Name(s) and Contact Information, if available.

Applicant: AMG Investments and Development Services, Inc. 16633 Ventura Boulevard Encino, CA Tel No. (818) 380-2600	Representative: Eric Lieberman, QES, INC. 14549 Archwood Street Van Nuys, CA 91405 Tel No. (818) 997-8033
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Appellant(s) and Representative(s) Name(s) and Contact Information, including phone numbers, if available.
Not Applicable

Final Project Description (Description is for consideration by Committee/Council, and for use on agendas and official public notices. If a General Plan Amendment and/or Zone Change case, include the prior land use designation and zone, as well as the proposed land use designation and zone change (i.e. "from Very Low Density Residential land use designation to Low Density land use designation and concurrent zone change from RA-1-K to (T)(Q)R1-1-K). In addition, for all cases appealed in the Council, please include in the description only those items which are appealable to Council.)

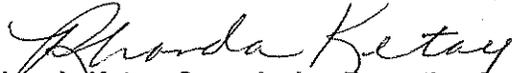
Project description: A Zone Change and Density Bonus request for the construction of a 26-unit multi-family residential building, 4-stories, 45-ft in height, with 27 subterranean parking spaces on an approximately 15,360 square-foot vacant lot. The proposed project is requesting a Density Bonus to allow for 7 additional dwelling units and a reduced horizontal dimension for open space and reduced rear and side yard setbacks from Municipal Code requirements, by setting aside 96% of the total dwelling units for Very Low Income households.

1. Adopted the environmental clearance Mitigated Negative Declaration ENV-2013-1188-MND.
2. Approved and recommended that the City Council approve the Zone Change from RA-1 to (T)(Q)R3-1 for the subject property, with the Conditions of Approval.
3. Added Q-Condition A-4 : "Open Space. First-floor open space areas shall be redesigned to function primarily as active-recreational spaces for children".
4. Approved a Density Bonus Compliance Review for a 35 percent (7 unit) density bonus for a project setting aside 96 percent (25 units) of its total units as Very Low Income Restricted Affordable Units, and requests for the three on-menu incentives:
 - a. A reduced horizontal dimension in open space of 13-feet in lieu of the minimum 15-feet required;
 - b. A reduced rear yard setback of 13-feet in lieu of the minimum 15-feet required;
 - c. A reduced side yard setback of 5.6-feet in lieu of the minimum 7-feet required.
5. Adopted the Findings.
6. Advised the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

Items Appealable to Council
Zone Change

Fiscal Impact Statement <small>*If determination states administrative costs are recovered through fees, indicate "Yes." Yes</small>	Env. No.: 2013-1188-MND	Commission Vote: 3 - 0
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In addition to this transmittal sheet, City Clerk needs:
 (1) One original & two copies of the Commission, Zoning Administrator or Director of Planning Determination
 (2) Staff recommendation report
 (3) Appeal, if applicable;
 (4) Environmental document used to approve the project, if applicable;
 (5) Public hearing notice;
 (6) Commission determination mailing labels
 (7) Condo projects only: 2 copies of Commission Determination mailing labels (includes project's tenants) and 500 foot radius mailing list

 Rhonda Ketay, Commission Executive Assistant North Valley Area Planning Commission	DATE: OCT 30 2013
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NORTH VALLEY AREA PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300
<http://cityplanning.lacity.org/>

Determination Mailing Date: SEP 30 2013

CASE NO. APCNV-2013-1187-ZC-DB
CEQA: ENV-2013-1188-MND

Location: 12128 W. Sheldon Street
Council District: 6 - Martinez
Plan: Sun Valley – La Tuna Canyon
Zone: (T)(Q)R3-1 with underlying Zone RA-1

Applicant: AMG Investments and Development Services, Inc.
Eric Lieberman

At its meeting of **September 19, 2013**, the North Valley Area Planning Commission took the following action:

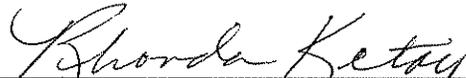
1. Adopted the environmental clearance Mitigated Negative Declaration ENV-2013-1188-MND.
2. Approved and recommended that the City Council approve the Zone Change from RA-1 to (T)(Q)R3-1 for the subject property, with the Conditions of Approval.
3. Added Q-Condition A-4 : *"Open Space, First-floor open space areas shall be redesigned to function primarily as active-recreational spaces for children"*.
4. Approved a Density Bonus Compliance Review for a 35 percent (7 unit) density bonus for a project setting aside 96 percent (25 units) of its total units as Very Low Income Restricted Affordable Units, and requests for the three on-menu incentives:
 - a. A reduced horizontal dimension in open space of 13-feet in lieu of the minimum 15-feet required;
 - b. A reduced rear yard setback of 13-feet in lieu of the minimum 15-feet required;
 - c. A reduced side yard setback of 5.6-feet in lieu of the minimum 7-feet required.
5. Adopted the Findings.
6. Advised the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

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

This action was taken by the following vote:

Moved: Commissioner Gonzales
Seconded: Commissioner Vo-Ramirez
Ayes: Commissioner Sampson
Absent: Commissioners Leyner and Padilla

Vote: 3-0


Rhonda Ketay, Commission Executive Assistant
North Valley Area Planning Commission

Appeal Status: If the Commission has ***disapproved*** the Zone Change request, in whole or in part, only the applicant may appeal that disapproval to the City Council within 20 days after the mailing date of this determination. The Density Bonus may be appealed to the City Planning Commission by the applicant or any owner or tenant abutting, across the street or alley from, or having a common corner with the subject property. Any appeal not filed within the 20-day period shall not be considered by the Council. All appeals shall be filed on forms provided at the Planning Department's Public Counters at 201 N. Figueroa Street, Fourth Floor, Los Angeles, or at 6262 Van Nuys Boulevard, Suite 251, Van Nuys.

FINAL APPEAL DATE OCT 21 2013

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.

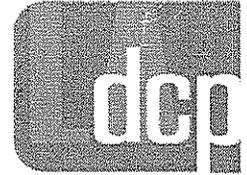
Attachments: Modified (Q) Conditions, Ordinance, Zone Change Map, (T) Conditions, Conditions of Approval, Zone Change Signature Sheet, Findings

cc: Notification List
Milena Zasadzien



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT



North Valley Area Planning Commission

Date:	August 15, 2013 <i>continued to</i>	Case No.:	APCNV-2013-1187-ZC-DB
Time:	After 4:30 p.m.* <i>Sept. 19, 2013</i>	CEQA No.:	ENV-2013-1188-MND
Place:	Marvin Braude Building First Floor Conference Room 6262 Van Nuys Boulevard Van Nuys CA 91401	Incidental Cases:	none
		Related Cases:	none
		Council No.:	6 - Martinez
		Plan Area:	Sun Valley - La Tuna Canyon
		Specific Plan:	None
Public Hearing:	July 26, 2013	Certified NC:	Sun Valley
Appeal Status:	Zone Change may be appealed by the applicant if denied. Density Bonus is appealable to City Council.	GPLU:	Medium Residential
		Zone:	(T)(Q)R3-1 with underlying zone RA-1
Expiration Date:	August 27, 2013	Applicant:	AMG Investments and Development Services, Inc. Eric Lieberman
Multiple Approval:	Zone Change and Density Bonus		

PROJECT LOCATION: 12128 W. Sheldon Street, legally described as Lot 1 of Tract 61744-01.

PROPOSED PROJECT: A Zone Change and Density Bonus request for the construction of a 26-unit multi-family residential building, 4-stories, 45-ft in height, with 27 subterranean parking spaces on an approximately 15,360 square-foot vacant lot. The proposed project is requesting a Density Bonus to allow for 7 additional dwelling units and a reduced horizontal dimension for open space and reduced rear and side yard setbacks from Municipal Code requirements, by setting aside 96% of the total dwelling units for Very Low Income households.

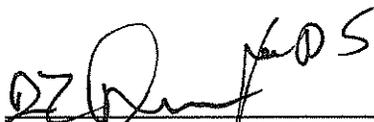
REQUESTED ACTION:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Mitigated Negative Declaration (ENV-2013-1188-MND) for the above referenced project;
2. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from RA-1 (Suburban Zone) to (T)(Q)R3-1 (Multiple Dwelling Zone); and
3. Pursuant to Section 12.22 A.25 of the Municipal Code, a **Density Bonus Compliance Review** for a 35 percent (7 unit) density bonus for a project setting aside 96 percent (25 units) of its total units as Very Low Income Restricted Affordable Units, and requests for the following three on-menu incentives:
 - a. A reduced horizontal dimension in open space of 13-feet in lieu of the minimum 15-feet required;
 - b. A reduced rear yard setback of 13-feet in lieu of the minimum 15-feet required;
 - c. A reduced side yard setback of 5.6-feet in lieu of the minimum 7-feet required.

RECOMMENDED ACTIONS:

1. **Adopt** the Mitigated Negative Declaration, ENV-2013-1188-MND;
2. **Approve** and **recommend** that the City Council **approve** the **Zone Change** from RA-1 to (T)(Q)R3-1 for the subject property, with the attached conditions of approval;
3. **Approve a Density Bonus Compliance Review** for a 35 percent (7 unit) density bonus for a project setting aside 96 percent (25 units) of its total units as Very Low Income Restricted Affordable Units, and requests for the three on-menu incentives:
 - a. A reduced horizontal dimension in open space of 13-feet in lieu of the minimum 15-feet required;
 - b. A reduced rear yard setback of 13-feet in lieu of the minimum 15-feet required;
 - c. A reduced side yard setback of 5.6-feet in lieu of the minimum 7-feet required.
4. **Adopt** the attached Findings; and
5. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

MICHAEL LOGRANDE
Director of Planning



Daniel Scott, Principal City Planner



Robert Z. Duenas, Senior City Planner



Milena Zasadzien, Planning Assistant
Telephone: (818) 374-5054
Email: Milena.Zasadzien@lacity.org

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Commission Secretariat, 200 North Spring Street, Los Angeles, CA 90012 (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to this programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

TABLE OF CONTENTS

Project Analysis	A-1
Project Summary	
Background	
Issues	
Conclusion	
(Q) Conditions	Q -1
(T) Conditions	T-1
Conditions of Approval	C-1
Findings	F-1
General Plan/Charter Findings	
Entitlement Findings	
CEQA Findings	
Public Hearing and Communications	P-1
Exhibits:	
E1 – Radius Map	
E2 – Site Plan and Building Elevations	
E3 – Environmental Clearance	

PROJECT ANALYSIS

Project Summary

The applicant requests a Zone Change from RA-1 to (T)(Q)R3-1, a 35% Density Bonus increase in the number of residential units permitted, as well as reduction in the required minimum horizontal open space dimension and decreased rear yard and side yard setback requirements, all in order to develop the subject site with a new twenty-six-unit apartment building. Twenty-five of these dwelling units will be set aside for Very Low Income households under Density Bonus regulations, which would allow the project to qualify by-right for an additional seven dwelling units over the nineteen units allowed per Code. Parking will also be provided under Parking Option 2 of the Density Bonus provisions of the Municipal Code, and will total 27 spaces.

Staff recommends approval of the Zone Change, as the (T)(Q)R3-1 Zone and the development of the property with a 26-unit apartment building would be compatible with the adjacent zoning and existing neighborhood character. Staff also recommends approval of the Density Bonus requests, since the requests for a decreased horizontal dimension of open space and decreased setbacks are necessary to provide for the additional Affordable Housing and would not cause any adverse impacts.

Background

The subject site is zoned RA-1 and is located within the Sun Valley - La Tuna Canyon Community Plan with a land use designation of Medium Residential (corresponding zone of R3).

Uses surrounding the site include single-family homes to the north and west in the Low Residential land use category and R1-1 and RS-1 zones, apartment buildings in the Medium Residential land use and the R3-1 and (Q)R3-1 zones to the east, and two high schools on Telfair Avenue to the south of the site in the Public Facilities designation and [Q]PF-1XL zone.

The property is a rectangular-shaped parcel of land, consisting of approximately 15,360 sq-ft, having a frontage of 130 feet on the east side of Telfair Avenue (a designated Collector Street) and a frontage of 83 feet on the south side of Sheldon Avenue (a designated Secondary Highway). The public right-of-way along both Telfair Avenue and Sheldon Avenue is currently improved with sidewalk, curb, and gutter, but does not currently align to the more recently dedicated and improved public right-of-way on Sheldon Ave. The site is currently vacant.

Related Cases:

ON-SITE:

APCNV-2003-6724-ZC-BL-ZV-SM - On November 3, 2004, Ordinances 176,217 and 176,218 became effective granting a Zone Change from RA-1 to (T)(Q)R3-1 at 12128 Sheldon Street and a Building Line Removal of a 35-foot building line on the southeast side of Sheldon Street, for the construction of 18 residential dwelling units. In addition, on May 17, 2004, the Commission granted a Zone Variance for a reduced horizontal dimension in open space of 13-feet in lieu of the minimum 15-feet required and a Slight Modification for a reduced rear yard setback of 13-feet in lieu of the minimum 15-feet required. The Zone Change has not been effectuated. Since the currently proposed project is significantly different from the past zone change project, a new Zone Change case filing has been required.

VTT-61744-CC - On February 16, 2006, the Advisory Agency approved a Vesting Tentative Tract Map for the construction of 18 condominium units on the subject property (Lot 1) and the conversion of 98 existing apartments to condominium units at 12082 - 12124 Sheldon St (Lot 2), northeast of the site. Phase 1 of the Tentative Tract was recorded on August 1, 2007, dividing the property into the two lots. However, Phase 2 for the condominium conversions was not recorded. This would have required that Lot 1 was to provide 31 guest parking spaces for the use of the residents of Lot 2.

OFF-SITE:

CPC-88-0506-ZC-BL - On April 26, 1989, Ordinance 164,774 and 164,775 became effective granting a Zone Change from RA-1 to (T)(Q)R3-1 and a Building Line reduction from 35-ft to 28-ft at 12096 - 12100 Sheldon St, starting at the second lot northeast of the site.

CPC-87-706-ZC & CPC-87-707-BL - On June 18, 1990 Ordinance 165,980 and 165,981 became effective granting a Zone Change from RA-1 to [T][Q]R3-1 and a Building Line reduction from 35-ft to 28-ft at 12082 Sheldon St, the fourth lot northeast of the site.

CPC-2002-0402-ZC-PUB-BL-SM-SPR - On February 9, 2003, Ordinance No. 175,033 became effective changing the zoning at 12082 – 12124 Sheldon Street to (T)(Q)R3-1 for the construction of a 108-unit apartment complex (79 market rate units and 29 affordable units), three-stories over garage, 45-feet in height, with 202 parking spaces. The Zone Change was effectuated and the project built.

CPC-2005-4087-ZC - On June 4, 2006, Ordinance 177,476 became effective granting a Zone Change from (T)(Q)R3-1 to (Q)R3-1 for the conversion of apartments to 98 condominium units at 12082 - 12124 Sheldon St, starting at the first lot northeast of the site. The Zone Change has not been effectuated.

ZA-2005-7616-ZAA - On March 30, 2006, a Zoning Administrator granted a Zoning Administrator's Adjustment to permit a 0-foot side yard setback from the side property line in lieu of the required 8-feet for the construction of a ground level parking structure; and a 3-foot encroachment into the side property line in the R3-1 Zone, in lieu of the required 8-feet for the first through fourth story of the parking structure at 12082 - 12124 Sheldon St, starting at the first lot northeast of the site. On April 3, 2007, the letter was corrected to allow a 5-foot encroachment into the side yard in lieu of the original 3-foot encroachment for the first through fourth story.

City Agency Reports Received:

Letters were received from the Bureau of Engineering, Bureau of Sanitation, Bureau of Street Lighting, Los Angeles Unified School District, and the Fire Department, prior to the completion of the Hearing Officer's report. These recommendations have been incorporated as conditions of approval.

Hearing Officer Comments:

The proposed project is located within the Sun Valley – La Tuna Canyon, within a land use designation of Medium Residential, which allows for a corresponding zone of R3. The proposed R3 zone will meet the zoning and density envisioned by the Medium Residential Land Use designation.

The Sun Valley – La Tuna Canyon Community Plan also includes some relevant land use issues, goals, objectives, policies, and programs that must be considered when evaluating the

proposed project. In general, the Community Plan has identified the need to preserve the residential character of existing single and multi-family neighborhoods, to foster good site planning and urban design, and to consider such factors as compatibility, livability, and impacts on infrastructure when evaluating new projects.

The proposed R3 zone would fill in one of the last remaining vacant sites on a predominantly multi-family-zoned block on the southeast side of Sheldon Street. The development of the site would also be in-line with the character and density of neighboring apartment complexes and condominium buildings, but would also need to remain sensitive to the adjacent single-family homes on the northwest side of Sheldon Street and the school facilities south of the site. The subject property provides adequate access to the site from major streets and the development of eighteen new apartment residences is not expected to have a significant impact on traffic, public services, or available utilities. The project's site plan and elevations incorporate some important design features such as articulation of the façade, appropriate landscaping, screening of the parking facilities, and the inclusion of useable open space for residents.

In addition, the site had previously been approved for the R3 zone in 2004 through a Zone Change request for an 18-unit multi-family housing project. However, the Zone Change has not been effectuated, and so the current zoning for the site remains at the RA-1 zone. Since the current proposed project differs significantly from the previous proposal, a new Zone Change request has been required.

DENSITY BONUS COMMENTS

The applicant proposes to construct a new four-story, 26-unit apartment building. The site has already dedicated land along Sheldon Street and Telfair Avenue, resulting in a net site area of 15,358 sq-ft. By-right, the 15,358 square-foot property is permitted a maximum of nineteen (19) residential dwelling units on the site. In accordance with the Affordable Housing Incentives - Density Bonus Sections of the LAMC (Section 12.22 A.25), the applicant proposes to designate twenty-five (25) units of the project as a Very Low Income Restricted Affordable Units, thus allowing for a 35 percent bonus in density for the project. This density increase would result in an additional seven (7) permitted dwelling units, for a total of twenty-six (26) units to be provided on-site. The project will offer twenty-seven (27) subterranean parking spaces for the development, meeting the requirements of Parking Option 2 of the Density Bonus Section of the Code. The project also requests three on-menu incentives for a reduced horizontal dimension for common open space areas of 13-feet (a 20% percent (i.e. 3-foot) decrease in from the minimum 15-feet that is required by Code), a rear yard setback of 13-feet (a 13% decrease from the minimum 15-feet required by Code), and a side yard setback of 5.6-feet (a 20% decrease from the minimum 7-feet required by Code).

Issues

The project site has a currently active Zone Change entitlement under APCNV-2003-6724-ZC-BL-ZV-SM for an eighteen-unit condominium project in the (T)(Q)R3-1 Zone. However, project plans for the site have since been revised, and because of significant changes to the plans (including site plan, elevation, number of units, parking, etc), the current plans could not adequately satisfy the previous Zone Change conditions of approval. Therefore, the applicant has been required to file for a new Zone Change request in order to pass an ordinance that accurately reflects the new project plans.

A public hearing was held for the subject Zone Change and Density Bonus Compliance Review on July 26, 2013, attended by the project representatives and approximately and approximately seven neighbors in opposition of the project, including two members of the Sun Valley Neighborhood Council, and five individuals from the Sperl Family Foundation, a non-profit operating from a single-family residence located a few properties east of the site. Additionally,

one letter opposing the project from the Sun Valley Neighborhood Council was received prior to the completion of the Staff Report, and was read aloud at the public hearing. The project representative generally described the proposed affordable housing apartment project and its compatibility with the General Plan and adjacent developments, and mentioned that a very similar project and Zone Change request had previously been approved for the site in 2004. He noted that the project design had been altered to meet some of the concerns presented at the May 20, 2013 meeting with the Sun Valley Neighborhood Council, including the addition of a laundry room, the conversion of recreation rooms to gyms, more transparency for the common areas of the building, and an improved configuration for the fourth floor rooftop open space area. The Neighborhood Council and neighbors in opposition of the project primarily were concerned with the negative impacts that the project's increase in density and reduced setbacks would have on the surrounding neighborhood, including an over-concentration of four-bedroom units, an increase in traffic and parking congestion, and loss of light and privacy for the easterly apartment building. They also commented on the existing gang problems, lack of street parking, and traffic congestion in the neighborhood. Speakers recommended several changes to the project including a replacement of six of the four-bedroom units with two-bedroom units, greater transparency and size of indoor recreation rooms/gyms, the possible inclusion of Wi-Fi or child care facilities, a stepped-back facade on the eastern side of the building, and more "green" energy efficient features. The project representative agreed to look into the possibility of units with fewer bedrooms as well as a reconfiguration of the recreation rooms, but also addressed the major parking and traffic concerns that were brought up by noting that reduced parking is allowed by law for affordable housing projects, and that it would not be fair to blame the community's parking and congestion problems on this one particular project, which are larger issues within the community and City.

Given the community's concerns about traffic and parking, Staff re-examined the environmental review documents associated with the project (Exhibit E-3). Although an increase in traffic and parking is expected due to the implementation of the project, these increases would not be significant enough in size and number to warrant additional mitigations for the project, above and beyond the Municipal Code requirements.

Conclusion

The requested R3-1 zone is within the range of corresponding zones of the Medium Residential Plan designation, and is in conformance with the public necessity, convenience, general welfare, and good zoning practice. Staff's recommendation is for approval of the (T)(Q)R3-1 zone with the attached (Q) Qualified and (T) Tentative conditions, which support the policies of the Land Use Element of the General Plan.

The additional request for a 35% Density Bonus increase in the number of residential units and requests for three on-menu incentives (reduced horizontal dimension in open space and decreased rear and side yard setbacks) meet the Code requirements for Affordable Housing by providing twenty-five of the twenty-six units for Very Low Income households and the development of the site would not pose any significant risks to public health, safety, or the environment.

(Q) QUALIFIED CONDITIONS OF APPROVAL

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

A. Development Conditions:

1. **Site Development.** The development of the property shall be in substantial conformance with the Site Plan, Parking Plan, Floor Plans, and Building Elevations dated August 1, 2013, attached to the case file and labeled Exhibit E-2. 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.
2. **Permitted Uses.** The use of the subject property shall be limited to those uses permitted in the R3-1 Zone as defined in Section 12.10 of the Los Angeles Municipal Code, and as permitted in this grant.
3. **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 prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning.

B. Environmental Conditions.

1. **Aesthetics (Design).** The project shall be in substantial conformance with the applicable Urban Design Standards (Chapter V) of the Sun Valley – La Tuna Canyon Community Plan and the City of Los Angeles Citywide Design Guidelines and Walkability Checklist, including but not limited to: Maximizing the applications of architectural features or articulations to building facades; Installing on-site lighting along all pedestrian walkways and vehicular access ways; Landscaping to screen parking structures; Creating a distinguishable pedestrian entrance; Requiring useable open space for outdoor activities.
2. **Air Quality (Adjacent to School).** If dust-related impacts remain after compliance with SCAQMD Rule 403 and Los Angeles City regulations, the project applicant shall develop new feasible and appropriate measure to effectively mitigate construction-related dust at the affected schools. Provisions shall be made to allow the school(s) and/or designated representative(s) to notify the project applicant when such measures are warranted.
3. **Noise (Adjacent to School).** A temporary and impermeable sound barrier shall be erected to mitigate noise impacts to students and staff at the adjacent school campus along the southwestern property line (adjacent to Telfair Avenue) of the Project Site. The temporary sound barrier shall be designed to provide a 16 dBA noise reduction.

If noise-related impacts remain after implementation of the proposed mitigation measures, the project applicant shall develop additional feasible and appropriate measures to effectively mitigate construction-related noise at the affected schools; for example, employing sound blankets during periods of heavy construction. Provisions shall be made to allow the school(s) and/or designated representative(s) to notify the project applicant when such measures are warranted, such as during State-mandated testing.

4. Public Services (Fire). Fire Department Conditions.

- a. Access for Fire Department apparatus and personnel to and into all structures shall be required.
- b. Building designs for multi residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, private street on Fire Lane.
- c. Entrance to the main lobby shall be located off the address side of the building.
- d. Any required Fire Annunciator panel or Fire Control Room shall be located within 50ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
- e. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department
- f. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- g. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.
- h. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- i. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- j. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
- k. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- l. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- m. Prior to any building permits being issued, the applicant shall improve, to the satisfaction of the Fire Department, all common fire lanes and install all private fire hydrants to be required.
- n. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- o. Site plans shall include all overhead utility lines adjacent to the site.
- p. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- q. Miscellaneous: Policy Exception: L.A.M.C. 57.09.03.B Exception: -
 - i. When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved for lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.
 - ii. It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term "horizontal travel" refers to the actual path of travel to be taken by a person responding to an emergency in the building.
 - iii. This policy does not apply to single-family dwellings or to non-residential buildings.

5. **Public Services (Construction Activity Near Schools).** The developer and contractors shall maintain ongoing contact with administrator of **Sun Valley High School and Triumph Charter High School**. The administrative offices shall be contacted when demolition, grading and construction activity begin on the project site so that students and their parents will know when such activities are to occur.

The developer shall obtain school walk and bus routes to the schools from either the administrators or from the LAUSD's Transportation Branch (800) 522-8737 and guarantee that safe and convenient pedestrian and bus routes to the school be maintained. The Project Manager or designee should notify the LAUSD Transportation Branch of the expected start and ending dates for various portions of the project that may affect traffic through the areas.

The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.

Provisions in the California Vehicle Code require that trucks and construction vehicles must stop when encountering school buses using red flashing lights.

School buses and parents dropping off their students must have access to the drop off areas located on each of the proximate campuses.

There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets adjacent to the school.

Due to noise impacts on the schools, no construction vehicles or haul trucks shall be staged or idled on these streets during school hours.

6. **Utilities (Local Water Supplies - Landscaping).** The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g, use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).

In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following: Weather-based irrigation controller with rain shutoff; Matched precipitation (flow) rates for sprinkler heads; Drip/microspray/subsurface irrigation where appropriate; Minimum irrigation system distribution uniformity of 75 percent; Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials; Use of landscape contouring to minimize precipitation runoff; A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for existing and expanded irrigated landscape areas totaling 5,000 sf. and greater.

7. **Utilities (Local Water Supplies - All New Construction)**
Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.

Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.

Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease

agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)

8. **Utilities (Local Water Supplies - New Residential).** Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.

Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.

Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.

9. **Utilities (Solid Waste Recycling). Operational.** Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.

10. **Utilities (Solid Waste Recycling). Construction/Demolition.** Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes.

11. **Utilities (Solid Waste Recycling). Construction/Demolition.** To facilitate on-site separation and recycling of demolition- and construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.

12. **Utilities (Solid Waste Disposal).** All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle demolition and construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, bricks, metals, wood, and vegetation. Non recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.

C. Administrative Conditions:

1. **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.
2. **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.

3. **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.
4. **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.
5. **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.
6. **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.
7. **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.
8. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

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. That the following improvements be constructed or that the construction be suitably guaranteed:

a. Dedication Required:

i. **Sheldon Street** (Secondary Highway) – A 15-foot wide strip of land be dedicated along Sheldon Street adjoining the property to complete a 45-foot wide half street dedication in accordance with Secondary Highway Standards, including a 20-foot radius property line return at the intersection with Telfair Avenue, satisfactory to the City Engineer.

ii. **Telfair Avenue** (Collector Street) – A 2-foot wide strip of land be dedicated along Telfair Avenue adjoining the property to complete a 32-foot wide half street dedication in accordance with Collector Street Standards, satisfactory to the City Engineer.

b. The subdivider shall execute and record a Covenant and Agreement advising future owners and builders that the finished first floor elevation of the structure shall be required to be constructed at least 1.5 feet above the adjacent Sheldon Street top of curb satisfactory to the City Engineer.

c. Improvements required:

i. **Sheldon Street** – Improve Sheldon Street being dedicated and adjoining the property by the construction of the following:
A concrete curb, a concrete gutter, and a 10-foot full-width concrete sidewalk with tree wells.

Suitable surfacing to join the existing pavement and to complete a 35-foot half roadway.

Any necessary removal and reconstruction of existing improvements.

The necessary transition to join the existing improvements all satisfactory to the City Engineer.

ii. **Telfair Avenue** – Improve Telfair Avenue being dedicated and adjoining the property by the construction of the following:
A concrete curb, a concrete gutter, and a 10-foot full-width concrete sidewalk with tree wells.

Suitable surfacing to join the existing pavement and to complete a 22-foot half roadway.

Any necessary removal and reconstruction of existing improvements.

The necessary transition to join the existing improvements all satisfactory to the City Engineer.

BUREAU OF STREET LIGHTING

- iii. Construct new street lights: one (1) on Sheldon St. and one (1) on Telfair Ave.
- iv. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement 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.

BUREAU OF SANITATION

- v. Based on the estimated flows, it appears the sewer system might be able to accommodate the total flows for your proposed project. Further detailed gauging and evaluation may be needed as part of the permit process to identify a specific sewer connection point. If the public sewer has insufficient capacity then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Treatment Plant, which has sufficient capacity for the project.
2. The Bureau of Engineering may need to investigate the existing public sewers for sufficient capacity to facilitate the proposed development. Submit a request to the Public Counter of the Valley District Office of the Bureau of Engineering (818) 374-5090
 3. 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.
 4. That the Quimby fee be based on the R3 Zone if condominiums are constructed.
 5. Making any necessary arrangements with the appropriate cable television franchise holder to assure that cable television facilities will be installed in City rights of way in the same manner as is required of other facilities, pursuant to Municipal Code Section 17.05N, to the satisfaction of the Department of Telecommunications.
 6. Covenant. Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded by the property owner in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. Further, the agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date must be given to the City Planning Department for attachment to the subject file.

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 at the Development Services Division office.

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.

CONDITIONS OF APPROVAL

Pursuant to Section 12.22-A.25 of the Municipal Code (Affordable Housing Incentives – Density Bonus), the following limitations are hereby imposed upon the subject development project.

1. **Site Development.** The development of the property shall be in substantial conformance with the Site Plan, Parking Plan, Floor Plans, and Building Elevations dated August 1, 2013, attached to the case file and labeled Exhibit E-2. 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.
2. **Permitted Uses.** The use of the subject property shall be limited to those uses permitted in the R3-1 Zone as defined in Section 12.10 of the Los Angeles Municipal Code, and as permitted in this grant.
3. **Density.** The project shall be limited to a maximum of twenty-six (26) residential dwelling units, 19 of which are “by right” units and the remaining 7 density bonus units (a 35 percent density bonus). Twenty-five (25) of the twenty-six (26) total units shall be reserved as a Very Low Income Restricted Affordable Unit, as volunteered by the applicant.
4. **Incentive #1: Common Open Space.** The project is granted a reduced minimum horizontal dimension of 13-feet for common open space, to be located within the rear-yard setback, to permit the rear-yard common open space area to count toward the open space requirement of the Municipal Code. All other remaining open space areas on-site shall conform to the standards of the Municipal Code.
5. **Incentives #2 & 3: Setbacks.** The project is granted a reduced rear yard setback of 13-feet along the southeastern property lot line and a reduced side yard setback of 5.6-feet along the northeastern property line. All other remaining setbacks shall conform to the standards of the Municipal Code.

Landscaping. In order to utilize the setback incentives, all open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning. The landscape plan shall indicate **landscape points for the project equivalent to 10% more than otherwise required by LAMC 12.40 and Landscape Ordinance Guidelines “O”.**

6. **Automobile Parking.** The project shall provide a minimum of 27 parking spaces for the project, meeting the requirements of Parking Option 2 in Section 12.22 A.25(d)(2) of the LAMC.
7. **Housing Department Requirements.** In compliance with LAMC 12.22.25(h)(2), prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department to make 96 percent (twenty-five (25) units) of the total units of the development available for rent solely as Very Low Income Restricted Affordable Units, at a rent determined to be affordable to Very Low Income Restricted Affordable households by the Los Angeles Housing Department, for a period of at least 30 years. The project shall comply with any monitoring requirements established by the Los Angeles Housing Department. The applicant shall present a copy of the recorded covenant to the Department of City Planning.

ZONE CHANGE & DENSITY BONUS FINDINGS

A. General Plan/Charter Findings

1. **General Plan Land Use Designation.** The subject property is located within the Sun Valley - La Tuna Canyon Community Plan, updated and adopted by the City Council on August 13, 1999. The existing Plan designates the subject property as Medium Residential which corresponds to the R3 zone. The proposed zone change is consistent with the land use designation on the plan map and thus is in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted Community Plan.
2. **General Plan Text.** The Sun Valley - La Tuna Canyon Community Plan text includes the following relevant land use goals, objectives, policies and programs:

GOAL 1: A SAFE, SECURE, AND HIGH QUALITY RESIDENTIAL ENVIRONMENT FOR ALL ECONOMIC, AGE, AND ETHNIC SEGMENTS OF THE COMMUNITY.

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 1-3.1 Require that new single and multi-family residential development be designed in accordance with the Urban Design Chapter.

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

Policy 1-3.1 Consider factors such as neighborhood character and identity, compatibility of land uses, impacts on livability, impacts on services and public facilities, impacts on traffic levels, and environmental impacts when changes in residential densities are proposed.

Program: The decision-maker should adopt a finding which addresses these factors as part of any decision relating to changes in planned residential densities.

Policy 1-3.2 Seek a high degree of architectural compatibility and landscaping for new infill development to protect the character and scale of existing residential neighborhoods.

The proposed project will meet the above objectives and policies by providing additional housing at an appropriate density and location to meet the plan area's needs, matching the density that was envisioned for this area by the Community Plan's Medium Residential land use designation. The site is located along a row of other multi-family developments along Strathern Street, and the proposed R3 zone and new twenty-six unit apartment building would be compatible with the existing neighborhood land use and character. Additionally, the project has been conditioned to dedicate and improve the surrounding public right-of-ways, which will serve to enhance the roadways, sidewalks, and street lighting along the site and provide for better connectivity within the neighborhood. Other utilities and public services for the site, including the availability of sewer and drainage facilities in Sheldon Street and Laurel Canyon Boulevard, were found to be adequate or were appropriately mitigated by conditions required in the approval for the subject zone change. Adequate access to the site is available from the

two surrounding streets along the property borders, including Sheldon Street (Secondary Highway), and a driveway entrance is located along the less intensely used Telfair Street (Collector Street) to decrease possible traffic conflicts. The Plan also sets standards for Urban Design, coupled with the recently adopted Residential Citywide Design Guidelines, which include the need for a pedestrian entrance at the front of each project, for useable open space to be provided for residents, and for a building design of quality and character. The submitted building plans are consistent with these design standards. Pedestrian access from the street will be provided from Sheldon Street, close to Telfair Street. Open space will be provided within numerous balconies, several indoor recreation rooms, a rooftop deck, and a central courtyard containing landscaping. Additionally trees will be required to be planted around the perimeter of the property for adequate screening of the parking ground floor. The building elevations are designed with variations in height, depth, and building materials to achieve an articulated façade.

The site is not subject to any Plan footnotes, and is not otherwise located within any other specific plan or special land use district.

Therefore, as conditioned, the recommended development meets the objectives of the Community Plan, is permitted in the R3 Zone and is consistent with the general plan land use designation.

B. Entitlement Findings

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

The (T)(Q)R3-1 zone is consistent with the existing Medium Residential General Plan Land Use designation in that this land use category allows for a corresponding zone of R3. The project is convenient in location to several major streets, such as Sheldon Street and San Fernando Road, and as an infill project will have adequate access to existing City services and infrastructure. There is a necessity for housing in all income levels and housing types, and the project will create more opportunity for multi-family and affordable housing in the vicinity. Properties in the immediate neighborhood primarily consist of multi-family residential buildings on R3-Zoned lots, with single-family homes located across Strathern Street north and west of the site in the R1, RS, and RA Zones. The subject RA lot is one of the last remaining parcels along the southeastern side of Strathern Street not developed with either condos or apartments. A zone change from RA-1 to R3-1 and construction of a 26-unit apartment building would be compatible with the use and size of existing adjacent developments. Therefore, the zone change is provided as part of public necessity and convenience and in the general welfare of the neighborhood. Furthermore, such zone change will be in good zoning practice by providing a harmonious density and land use activity for the vicinity.

In addition, the site had previously been approved for the R3 zone in 2004 through a Zone Change request for an 18-unit multi-family housing project. However, the Zone Change has not been effectuated, and so the current zoning for the site remains at the RA-1 zone. Since the current proposed project differs significantly from the previous proposal, a new Zone Change request has been required.

The action, as recommended, has been made contingent upon compliance with the "(Q)" and "(T)" conditions imposed herein. Such limitations are necessary to protect the best interests of and to assure developments and improvements more compatible with surrounding properties, to secure an appropriate development in harmony with the

General Plan, and to prevent or mitigate the potential adverse environmental effects of the subject recommended action.

2. **Density Bonus - Affordable Housing Incentives, L.A.M.C. Sec. 12.22 A.25:**

- a. **The Director shall approve a Density Bonus and requested incentive(s) unless the Director finds that the Incentive is not required in order to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5, or Section 50053 for rents for the affordable units.**

As conditioned by this approval, the subject project complies with applicable provisions of Section 12.22 A.25, Affordable Housing Incentives – Density Bonus, of the LAMC. The project qualifies for up to a 35 percent density bonus because at least 11 percent of its pre-density bonus units are set aside as Very Low Income Restricted Affordable Units. The set aside units automatically allow the applicant to qualify for increases in density and reduced parking requirements. In addition, since the project sets aside at least 15 percent of its pre-density bonus units as Very Low Income Restricted Affordable Units, the project qualifies for up to three incentives.

- i. **Density.** The subject property is proposing a zoning of R3-1, which allows for a maximum of one unit per 800 square-foot of lot area. The approximate 15,358 square foot lot (after dedication) permits nineteen (19) “by right” pre-density bonus units. Section 12.22 A.25, however, allows up to a 35 percent density bonus if the project includes affordable units. Based on these incentives, the applicant would be permitted to build up to seven (7) additional units. The applicant is providing 100 percent of the pre-density units as Very Low Income Restricted Affordable Units, and qualifies for a 35 percent density bonus, or seven (7) units; therefore, the proposed project is within this permitted density.

Automobile Parking. Section 12.22 A.25 of the LAMC provides two parking options for density bonus projects, in addition to the standard parking requirements outlined in LAMC Section 12.21.A.4. The project proposes to use Parking Option 2, one on-site parking space per Restricted Affordable Residential Units, and two on-site parking spaces per Market Rate Residential Unit. As proposed, the project will have twenty-five Restricted Affordable units and one Market Rate units, requiring a total of 27 parking spaces. The project will provide 27 parking spaces, thus meeting this parking requirement.

- ii. **Incentives:**

To be eligible for any on-menu incentives, a project shall comply with the following:

1. The facade of any portion of a building that abuts a street shall be articulated with a change of material or with a break in plane, so that the facade is not a flat surface.
2. All buildings must be oriented to the street by providing entrances, windows, architectural features and/or balconies on the front and along any street-facing elevations.
3. The project shall not be a contributing structure in a designated Historic Preservation Overlay Zone and shall not be on the City of Los Angeles list of Historical-Cultural Monuments.

4. The project shall not be located on a substandard street in a Hillside Area or in a Very High Fire Hazard Severity Zone as established in Section 57.25.01 of this Code.

After thorough consideration of the information and plans contained in the application, the project's Mitigated Negative Declaration, and Section 12.22 A.25 of the LAMC, I find that the project meets these requirements. Per Section 12.22 A.25(e), projects which set aside at least fifteen (15) percent of pre-density bonus residential units as Very Low Income Restricted Affordable Units qualify for up to three incentives. Since the project sets aside one-hundred (100) percent of pre-density bonus residential units as Very Low Income Restricted Affordable Units, the project qualifies for the following incentives:

Reduced Horizontal Dimension. Per Section 12.22 A.25(f)(6), the project is eligible for up to a 20% decrease from an open space requirement, provided that landscaping is sufficient to qualify for the number of landscape points equivalent to 10% more than otherwise required by the Landscape Ordinance. Therefore, the project may receive a 20% reduction (equal to 3-feet) from the required 15-foot minimum horizontal dimension for common open space, allowing for a horizontal dimension of 13-feet. The applicant's plans indicate a reduced rear-yard setback of 13-feet for the site, within which is located an at-grade common open space area. Other common open space areas on-site, such as the recreation room and the rooftop deck, continue to meet the minimum 15-foot requirement of the Code. Therefore, the 13-foot horizontal dimension for the rear yard common open space area is within the permitted allowance.

Rear-yard and Side-yard Setback. Per Section 12.22 A.25(f)(1), the project is eligible for up to a 20% reduction in the required width or depth of any individual yard or setback except along any property line abutting a single-family residential zone, provided that landscaping is sufficient to qualify for the number of landscape points equivalent to 10% more than otherwise required by the Landscape Ordinance. The project is not abutting a single-family residential zone, and is conditioned to submit a Landscape Plan that exceeds the Landscape Ordinance's point requirements for the project by more than 10%. Therefore, the project may receive a 20% reduction (equal to 3-feet) from the required 15-foot rear yard setback, and a 20% reduction (equal to 1.4-feet), from the required 7-foot side yard setback, allowing for a minimum rear-yard setback of 12-feet and side yard setback of 5.6-feet. The applicant's plans indicate a front yard setback of 13-feet and a side yard setback of 5.6-feet, which are within the permitted allowances.

- b. **The Director shall approve a Density Bonus and requested incentive(s) unless the Director finds that the incentive(s) will have a Specific Adverse Impact upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the Specific Adverse Impact without rendering the development unaffordable to Very Low-, Low- and Moderate-Income Households. Inconsistency with the zoning ordinance or general plan land use designation shall not constitute a specific adverse impact upon the public health or safety.**

In compliance with requirements of the California Environmental Quality Act (CEQA), the project was issued a Mitigated Negative Declaration (ENV-2013-1188-MND) in

accordance with the City of Los Angeles CEQA guidelines. Conditions are imposed as mitigation measures for environmental impacts pursuant to this grant and the project's Mitigated Negative Declaration attached to the subject case file.

C. CEQA Findings

Environmental. The Environmental Review Section of the Planning Department issued the proposed project Mitigated Negative Declaration ENV-2013-1188-MND on June 12, 2013.

Included in the environmental review were recommended mitigation conditions to address potential impacts on Public Services related to Fire Safety. However, since the date of publication of the MND, the LA Fire Department has provided a more specific list of mitigation measures, which have replaced the original mitigation measure and are listed as condition B.4 in the Q-conditions of approval.

In addition, Los Angeles Unified School District sent a letter dated July 23, 2013, requesting additional mitigation measures regarding potential Air Quality, Noise, and Transportation/Traffic impacts to the adjacent Sun Valley High School during the construction phase of the project. The original MND included a mitigation measure to address potential traffic and vehicular/pedestrian conflicts with the adjacent school sites, and has been revised to include additional language about school bus and drop-off access and updated contact information for the LAUSD Transportation Branch (B.5 in the Q-conditions of approval). Additionally, the requested Air Quality and Noise mitigation measures have been included as new environmental conditions, as conditions B.2 and B.3 in the Q-conditions of approval.

On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND and as modified by the above referenced changes, there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached modified Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the North Valley Environmental Review Section of the Planning Department in Room 430, 6262 Van Nuys Blvd., Van Nuys.

PUBLIC HEARING AND COMMUNICATIONS

Public Hearing

The public hearing was held at the Marvin Braude Constituent Service Center on July 26, 2013. The public hearing was attended by the project representative and approximately seven neighbors in opposition of the project, including two members of the Sun Valley Neighborhood Council, and five individuals from the Sperl Family Foundation.

Communications Received

One letter in opposition of the project was received prior to the completion of the Staff Report. The letter was submitted by the Sun Valley Neighborhood Council and was read aloud at the public hearing (see below for summary).

Summary of Public Hearing Testimony

The project representative, Eric Lieberman of QES, Inc., first spoke and presented the project on behalf of the applicant. The project would be comprised entirely of affordable units, with the exception of one managers unit, and the project representative provided detail on the funding and legal requirements of affordable unit construction and incentive requests. He explained the history of the project, noting that the subject site had previously been entitled in 2004 with a Zone Change approval for 26-condominium units, and that the current project follows the same number of units, same building footprint, and same deviations for reduced yards and open space width as were approved in the previous Zone Change. In addition, the street dedication and improvement bonding requirements for the site have also already been completed. However, since the original condominium project did not begin construction, the previous Zone Change expired, and a new Zone Change request had to be filed with Planning Department. Mr. Lieberman also stated that the R3 multi-family residential zone would be consistent with the general plan land use and zoning for the area, and compatible with the existing affordable housing development next door. He noted that the project design had been altered to meet some of the concerns presented at the May 20, 2013 meeting with the Sun Valley Neighborhood Council, including the addition of a laundry room, the conversion of recreation rooms to gyms, more transparency for the common areas of the building, and an improved configuration for the fourth floor rooftop open space area.

Several neighbors spoke in opposition of the project, including a neighbor and member of the Sun Valley Neighborhood Council, and four employees of the Sperl Family Foundation, a non-profit business located within a single-family residence a few properties east of the site on Sheldon Street.

Mike O'Gara spoke on behalf of the Sun Valley Neighborhood Council, and expressed several concerns about the proposed project, including a lack of two-bedroom units in the project to meet demand in the area, and the high number of four-bedroom units adding to the over-concentration of this unit-type in the vicinity. In addition, the project design included one-parking space for each unit in the building, and the Neighborhood Council contended that four-bedroom units could house several adults or multiple families, with multiple vehicles, adding to the existing parking problem and traffic congestion in the area. The Neighborhood Council identified several opportunities to improve the common open space areas of the development, including more transparency, a larger recreation room, Wi-Fi, and possibly child care facilities. The Council was also concerned with the loss of light and privacy that would result to the adjacent development if the reduced side yard incentive were to be granted, and proposed a stepped-

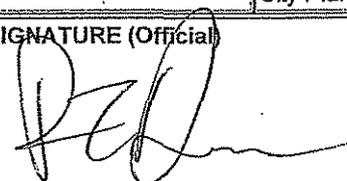
back configuration for the building along this side. Additionally, the NC questioned the actual height of the building shown on the project plans and requested that "green" and energy-efficient features be included in the building design, including roof-top solar panels.

Next, a volunteer of the Sperl Family Foundation spoke and similarly stated that traffic congestion is an issue for this area, especially during the adjacent school's pick-up and drop-off hours, and added that there had been a shooting in front of his building in the last few years and had concerns about safety in the area. Additionally, he noted that there is not enough green space in the neighborhood. The Executive Director of the Sperl Foundation provided additional detail about the parking problems in the area, and submitted several photographs as evidence, of full street parking along Telfair and Sheldon Avenue, as well as the three residential streets feeding onto Sheldon. He expects that several tenants will be housed in each unit of the project, and that one parking space is not sufficient to meet these tenants' needs, and that two spaces per unit would be more appropriate for the project. He added that he had heard that the Sheldon Village apartment complex next-door houses about 300 children, and there is a quality of life problem in the area with a lack of green space, setbacks, and the gang violence problems in the area. He suggested that the project site be better used as a parking lot for the adjacent school. Following, the President of the Foundation spoke, and similarly echoed concerns about parking and the density of development in the area, as well as with problems of cars and trucks blocking their property's driveway, and the unsafe nature of the neighborhood due to drug dealers and gangs. Another employee of the Foundation spoke, similarly citing parking and traffic as an issue on Sheldon Avenue, which is primarily used as a through-street.

Lastly, the project representative, Mr. Lieberman spoke again to respond to the neighbors. He acknowledged that the neighbors presented valid concerns, and would ask the developer about the possibility of converting some of the units to have smaller bedroom counts. However, the reason why the project was designed with a larger number of bedrooms per unit was because higher bedroom counts usually receive funding priority with the State. He noted that the Los Angeles Housing Department and building management company have strict rules which do not allow multiple families to occupy one unit. Regarding traffic, the Los Angeles Department of Transportation required the driveway to the building to be located furthest from Sheldon Avenue in order to minimize vehicle conflicts. Mr. Lieberman added that he would try to work on a reconfiguration of the laundry room and recreation room. To address the impact to light and privacy of adjacent developments, he stated that a decrease from a 7-foot side yard to 5.6-foot side yard would have a minimal effect on light to adjacent units. He further explained what the definition of "Very Low Income" affordable housing means families earning between 40-60% of the Average Median Income, and that the project is subject to the Los Angeles Green Building Code, which already incorporates progressive energy conservation measures. Lastly, he addressed the parking concerns for the residents by noting that reduced parking is allowed by law for affordable housing projects, and that it would not be fair to blame the community's parking and congestion problems on this one particular project, which are larger issues within the community and City, and that a subterranean parking garage with additional spaces would make the project too expensive and infeasible.

DOCUMENT FILED
 City Clerk's Office
 No. 16-13-148-PC
 Certified by [Signature]
 MAY 17 2013
 Date: _____

CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 ROOM 395, CITY HALL
 LOS ANGELES, CALIFORNIA 90012
 CALIFORNIA ENVIRONMENTAL QUALITY ACT
PROPOSED MITIGATED NEGATIVE DECLARATION

LEAD CITY AGENCY City of Los Angeles		COUNCIL DISTRICT CD 6 - VACANT	
PROJECT TITLE ENV-2013-1188-MND		CASE NO. APCNV-2013-1187-ZC-DB	
PROJECT LOCATION 12128 W SHELDON ST			
PROJECT DESCRIPTION The proposed project includes requests for a Zone Change from RA-1 to (T)(Q)R3-1 and a 35% Density Bonus, with additional requests for a reduced horizontal dimension for open space requirements and reduced rear and side yard setbacks, for the construction of a twenty-six-unit apartment building, four-story, 45-ft tall, with twenty-seven subterranean parking spaces on an approximately 15,360 sq-ft vacant lot.			
NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY AMG Investments and Development Services, Inc. 16633 Ventura Blvd, #1014 Encino, CA 91426			
FINDING: The City Planning Department of the City of Los Angeles has Proposed that a mitigated negative declaration be adopted for this project because the mitigation measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance (CONTINUED ON PAGE 2)			
SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.			
Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt the mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.			
THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.			
NAME OF PERSON PREPARING THIS FORM MILENA ZASADZIEN		TITLE City Planning Assistant	TELEPHONE NUMBER (818) 374-5054
ADDRESS 200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012	SIGNATURE (Official) 		DATE JUN 12 2013

I-150. Aesthetics

- The project will result in aesthetic impacts. However, the impact(s) can be reduced to a less than significant level through compliance with the following measure(s):
- The project shall be in substantial conformance with the applicable Urban Design Standards (Chapter V) of the Sun Valley - La Tuna Canyon Community Plan and the City of Los Angeles Citywide Design Guidelines and Walkability Checklist, including but not limited to: Maximizing the application of architectural features or articulations to building facades; Installing on-site lighting along all pedestrian walkways and vehicular access ways; Landscaping to screen parking structures; Creating a distinguishable main pedestrian entrance; Requiring useable open space for outdoor activities.

XIV-10. Public Services (Fire)

- Environmental impacts may result from project implementation due to the location of the project in an area having marginal fire protection facilities. However, this potential impact will be mitigated to a less than significant level by the following measure:
- The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

XIV-40. Public Services (Construction Activity Near Schools)

- Environmental impacts may result from project implementation due to the close proximity of the project to a school. However, the potential impact will be mitigated to a less than significant level by the following measures:
- The developer and contractors shall maintain ongoing contact with administrator of Sun Valley HS + Triumph Charter H.S. school. The administrative offices shall be contacted when demolition, grading and construction activity begin on the project site so that students and their parents will know when such activities are to occur. The developer shall obtain school walk and bus routes to the schools from either the administrators or from the LAUSD's Transportation Branch (323)342-1400 and guarantee that safe and convenient pedestrian and bus routes to the school be maintained.
- The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets adjacent to the school.
- Due to noise impacts on the schools, no construction vehicles or haul trucks shall be staged or idled on these streets during school hours.

XVII-10. Utilities (Local Water Supplies - Landscaping)

- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures:
- The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g. use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).
- In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:
- Weather-based irrigation controller with rain shutoff
- Matched precipitation (flow) rates for sprinkler heads
- Drip/microspray/subsurface irrigation where appropriate
- Minimum irrigation system distribution uniformity of 75 percent
- Proper hydro-zoning, turf minimization and use of native/drought tolerant plant materials
- Use of landscape contouring to minimize precipitation runoff
- A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for existing and expanded irrigated landscape areas totaling 5,000 sf. and greater.

XVII-20. Utilities (Local Water Supplies - All New Construction)

MITIGATED NEGATIVE DECLARATION
ENV-2013-1188-MND

- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures:
- Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.
- Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.
- Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)

XVII-40. Utilities (Local Water Supplies - New Residential)

- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures:
- Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.
- Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.
- Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.

XVII-90. Utilities (Solid Waste Recycling)

- Environmental impacts may result from project implementation due to the creation of additional solid waste. However, this potential impact will be mitigated to a less than significant level by the following measure:
- **(Operational)** Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.
- **(Construction/Demolition)** Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes.
- **(Construction/Demolition)** To facilitate on-site separation and recycling of demolition- and construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.

XVII-100. Utilities (Solid Waste Disposal)

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- All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle demolition and construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, bricks, metals, wood, and vegetation. Non recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY
and CHECKLIST
(CEQA Guidelines Section 15063)

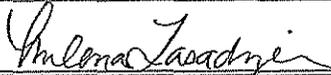
LEAD CITY AGENCY: City of Los Angeles	COUNCIL DISTRICT: CD 6 - VACANT	DATE:
RESPONSIBLE AGENCIES: Department of City Planning		
ENVIRONMENTAL CASE: ENV-2013-1188-MND	RELATED CASES: APCNV-2013-1187-ZC-DB	
PREVIOUS ACTIONS CASE NO.:	<input type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions	
PROJECT DESCRIPTION: CONSTRUCT, USE, AND MAINTAINANCE OF A 45' 26 UNIT AFFORDABLE HOUSING APARTMENT BUILDING (19 UNITS BY RIGHT, 7 UNITS BY DENSITY BONUS) 98 % OF THE UNITS TO BE SET ASIDE FOR VERY LOW INCOME & 1 MARKET		
ENV PROJECT DESCRIPTION: The proposed project includes requests for a Zone Change from RA-1 to (T)(Q)R3-1 and a 35% Density Bonus, with additional requests for a reduced horizontal dimension for open space requirements and reduced rear and side yard setbacks, for the construction and use of new four-story, 45-ft tall, twenty-six-unit apartment building with twenty-seven subterranean parking spaces on an approximately 15,360 sq-ft vacant lot.		
ENVIRONMENTAL SETTINGS: The property is a rectangular-shaped parcel of land, consisting of approximately 15,360 sq-ft, having a frontage of 130 feet on the east side of Telfair Avenue (a designated Collector Street) and a frontage of 83 feet on the south side of Sheldon Avenue (a designated Secondary Highway). The site is currently vacant. The site consists of one lot in the RA-1 Zone with a land use designation of Medium Residential, within the Sun Valley - La Tuna Canyon Community Plan area. The previous (T)(Q)R3-1 zoning for the site has expired and the zone designation has therefore reverted back to the original RA-1 zone. The site is located in a Los Angeles Enterprise Zone for economic development and is 0.7 kilometers from the nearest fault (Verdugo). The subject site is not within any other special hazard or land-use zones. The site is within 500-feet of two schools (Triumph Charter High School and Sun Valley High School). No parks are within 500 feet of the project site. Uses surrounding the site include single-family homes to the north and west in the R1-1 and RS-1 zones, apartment buildings in the R3-1 and (Q)R3-1 zones to the east, and two high schools on Telfair Avenue to the south of the site in the [Q]PF-1XL zone.		
PROJECT LOCATION: 7112 N AMIGO AVE		
COMMUNITY PLAN AREA: SUN VALLEY - LA TUNA CANYON STATUS: <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan	AREA PLANNING COMMISSION: NORTH VALLEY	CERTIFIED NEIGHBORHOOD COUNCIL: SUN VALLEY
EXISTING ZONING: RA-1	MAX. DENSITY/INTENSITY ALLOWED BY ZONING: 1 d.u. / 17,500 sq-ft	

GENERAL PLAN LAND USE: MEDIUM RESIDENTIAL	MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: 1 d.u. / 800 sq-ft	LA River Adjacent: NO
	PROPOSED PROJECT DENSITY: 1 d.u. / 590 sq-ft	

Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

	City Planning Assistant	(818) 374-5054
Signature	Title	Phone

Evaluation Of Environmental Impacts:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input checked="" type="checkbox"/> AESTHETICS <input type="checkbox"/> AGRICULTURE AND FOREST RESOURCES <input type="checkbox"/> AIR QUALITY <input type="checkbox"/> BIOLOGICAL RESOURCES <input type="checkbox"/> CULTURAL RESOURCES <input type="checkbox"/> GEOLOGY AND SOILS	<input type="checkbox"/> GREEN HOUSE GAS EMISSIONS <input type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS <input type="checkbox"/> HYDROLOGY AND WATER QUALITY <input type="checkbox"/> LAND USE AND PLANNING <input type="checkbox"/> MINERAL RESOURCES <input type="checkbox"/> NOISE	<input type="checkbox"/> POPULATION AND HOUSING <input checked="" type="checkbox"/> PUBLIC SERVICES <input type="checkbox"/> RECREATION <input type="checkbox"/> TRANSPORTATION/TRAFFIC <input checked="" type="checkbox"/> UTILITIES AND SERVICE SYSTEMS <input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE
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INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)	
<i>Background</i>	
PROPONENT NAME: AMG Investments and Development Services, Inc.	PHONE NUMBER: (818) 380-2600
APPLICANT ADDRESS: 16633 Ventura Blvd, #1014 Encino, CA 91426	
AGENCY REQUIRING CHECKLIST: Department of City Planning	DATE SUBMITTED: 04/22/2013
PROPOSAL NAME (if Applicable):	

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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I. AESTHETICS				
a.	Have a substantial adverse effect on a scenic vista?			✓
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			✓
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?	✓		
d.	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		✓	
II. AGRICULTURE AND FOREST RESOURCES				
a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?			✓
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?			✓
c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?			✓
d.	Result in the loss of forest land or conversion of forest land to non-forest use?			✓
e.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			✓
III. AIR QUALITY				
a.	Conflict with or obstruct implementation of the applicable air quality plan?			✓
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			✓
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			✓
d.	Expose sensitive receptors to substantial pollutant concentrations?			✓
e.	Create objectionable odors affecting a substantial number of people?			✓
IV. BIOLOGICAL RESOURCES				
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			✓
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?			✓
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			✓
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			✓
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			✓
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			✓
V. CULTURAL RESOURCES				

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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a.	Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?				✓
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?				✓
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓
d.	Disturb any human remains, including those interred outside of formal cemeteries?				✓
VI. GEOLOGY AND SOILS					
a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				✓
b.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking?		✓		
c.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction?				✓
d.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Landslides?				✓
e.	Result in substantial soil erosion or the loss of topsoil?				✓
f.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				✓
g.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				✓
h.	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				✓
VII. GREEN HOUSE GAS EMISSIONS					
a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	
b.	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✓	
VIII. HAZARDS AND HAZARDOUS MATERIALS					
a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				✓
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				✓
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✓
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✓
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓
IX. HYDROLOGY AND WATER QUALITY					
a.	Violate any water quality standards or waste discharge requirements?			✓	
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			✓	
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			✓	
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			✓	
e.	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			✓	
f.	Otherwise substantially degrade water quality?			✓	
g.	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
h.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓
j.	Inundation by seiche, tsunami, or mudflow?				✓
X. LAND USE AND PLANNING					
a.	Physically divide an established community?				✓
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				✓
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓
XI. MINERAL RESOURCES					
a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓
XII. NOISE					
a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✓	
b.	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			✓	
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				✓
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
f.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓
XIII. POPULATION AND HOUSING					
a.	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			✓	
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			✓	
c.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			✓	
XIV. PUBLIC SERVICES					
a.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection?		✓		
b.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Police protection?			✓	
c.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Schools?		✓		
d.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Parks?			✓	
e.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Other public facilities?			✓	
XV. RECREATION					
a.	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			✓	
b.	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			✓	
XVI. TRANSPORTATION/TRAFFIC					
a.	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			✓	

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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b.	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?		✓	
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			✓
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		✓	
e.	Result in inadequate emergency access?			✓
f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			✓
XVII. UTILITIES AND SERVICE SYSTEMS				
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?		✓	
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓
c.	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			✓
e.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?		✓	
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?		✓	
g.	Comply with federal, state, and local statutes and regulations related to solid waste?		✓	
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE				
a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			✓
b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		✓	
c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		✓	

Note: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)

The Environmental Impact Assessment includes the use of official City of Los Angeles and other government source reference materials related to various environmental impact categories (e.g., Hydrology, Air Quality, Biology, Cultural Resources, etc.). The State of California, Department of Conservation, Division of Mines and Geology - Seismic Hazard Maps and reports, are used to identify potential future significant seismic events; including probable magnitudes, liquefaction, and landslide hazards. Based on applicant information provided in the Master Land Use Application and Environmental Assessment Form, impact evaluations were based on stated facts contained therein, including but not limited to, reference materials indicated above, field investigation of the project site, and any other reliable reference materials known at the time.

Project specific impacts were evaluated based on all relevant facts indicated in the Environmental Assessment Form and expressed through the applicant's project description and supportive materials. Both the Initial Study Checklist and Checklist Explanations, in conjunction with the City of Los Angeles's Adopted Thresholds Guide and CEQA Guidelines, were used to reach reasonable conclusions on environmental impacts as mandated under the California Environmental Quality Act (CEQA).

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as ENV-2013-1188-MND and the associated case(s), APCNV-2013-1187-ZC-DB. Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) **will not:**

- Substantially degrade environmental quality.
- Substantially reduce fish or wildlife habitat.
- Cause a fish or wildlife habitat to drop below self sustaining levels.
- Threaten to eliminate a plant or animal community.
- Reduce number, or restrict range of a rare, threatened, or endangered species.
- Eliminate important examples of major periods of California history or prehistory.
- Achieve short-term goals to the disadvantage of long-term goals.
- Result in environmental effects that are individually limited but cumulatively considerable.
- Result in environmental effects that will cause substantial adverse effects on human beings.

ADDITIONAL INFORMATION:

All supporting documents and references are contained in the Environmental Case File referenced above and may be viewed in the EIR Unit, Room 763, City Hall.

For City information, addresses and phone numbers: visit the City's website at <http://www.lacity.org> ; City Planning - and Zoning Information Mapping Automated System (ZIMAS) cityplanning.lacity.org/ or EIR Unit, City Hall, 200 N Spring Street, Room 763. Seismic Hazard Maps - <http://gmw.consrv.ca.gov/shmp/> Engineering/Infrastructure/Topographic Maps/Parcel Information - <http://boemaps.eng.ci.la.ca.us/index01.htm> or City's main website under the heading "Navigate LA".

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
MILENA ZASADZIEN	City Planning Assistant	(818) 374-5054	05/14/2013

Impact?	Explanation	Mitigation Measures
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APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

I. AESTHETICS

a.	NO IMPACT	The project is not located near a Scenic Vista.	
b.	NO IMPACT	The project is not located near any scenic resources.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project can impact the visual character in the neighborhood by constructing a new four-story multi-family development adjacent to one-story single-family homes and school buildings, on a visible intersection corner.	I-150 Implementation of the Sun Valley - La Tuna Canyon Community Plan's Urban Design standards and the City of LA's Citywide Design Guidelines and Walkability Standards will ensure a higher quality of design and encourage pedestrian-friendly environments and compatibility with the abutting developments.
d.	LESS THAN SIGNIFICANT IMPACT	The project will increase lighting on the site compared to existing levels, but will maintain landscaped side and rear yards as buffers. Security lighting and car headlights from subterranean parking will not project onto neighboring properties. Therefore, increased lighting on-site is expected to have a less than significant impact on neighboring properties.	

II. AGRICULTURE AND FOREST RESOURCES

a.	NO IMPACT	The project site is not used or designated as farmland of importance.	
b.	NO IMPACT	The site is not zoned for agricultural uses and does not hold a Williamson Act contract.	
c.	NO IMPACT	The project site is not zoned for forest land or timberland.	
d.	NO IMPACT	The project site does not contain or impact any forest land.	
e.	NO IMPACT	The project would not result in a conversion of farmland to a non-agricultural use, or forest to a non-forest use.	

III. AIR QUALITY

a.	LESS THAN SIGNIFICANT IMPACT	The proposed project for the development of 26 residential units would constitute a negligible percentage of the City's forecasted population growth through 2020. Therefore the project will not generate population, housing or employment growth exceeding the forecasts used in the development of the latest 2007 Air Quality Management Plan (AQMP) established by the South Coast	
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Impact?	Explanation	Mitigation Measures	
		Air Quality Management District (SCAQMD) for the South Coast Air Basin, and air quality impacts would be less than significant.	
b.	LESS THAN SIGNIFICANT IMPACT	The project will produce fugitive dust and mobile sources emissions as a result of construction activities, but these should be controlled on-site by existing regulations. The project is also expected to generate additional vehicle trips (mobile source emissions). However, the project is below the SCAQMD's 261 unit operational daily threshold for residential apartments and therefore is not potentially significant.	
c.	LESS THAN SIGNIFICANT IMPACT	The project will produce fugitive dust and mobile sources emissions as a result of construction activities, as well as mobile source emissions from additional vehicle trips. These emissions will be partially controlled on-site by existing regulations and these emissions fall below the SCAQMD's daily significant thresholds, and therefore would not be cumulatively considerable. In addition, the project would be consistent with the AQMP, which is intended to bring the Basin into attainment for all criteria pollutants. As such, cumulative impacts would be less than significant.	
d.	LESS THAN SIGNIFICANT IMPACT	Nearby sensitive receptors include two schools and single-family residences directly adjacent to the project site. Construction and operation of the project would result in a less than significant impact for both localized and regional air pollution emissions. Therefore, the project would not expose sensitive receptors to substantial pollutant concentrations.	
e.	LESS THAN SIGNIFICANT IMPACT	SCAQMD Rule 1113 limits the amount of VOCs from architectural coatings and solvents, so construction activities or materials are not expected to create significant objectionable odors. The residential land uses proposed for the project would not otherwise be expected to create or emit objectionable odors. Therefore, this impact would be less than significant.	
IV. BIOLOGICAL RESOURCES			
a.	NO IMPACT	The site is located in a built-up residential area and does not support any known protected or special-status species.	

Impact?	Explanation	Mitigation Measures
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b.	NO IMPACT	The site is located in a built-up residential area and does not support any significant riparian or special status habitats.	
c.	NO IMPACT	The site does not contain any federally protected wetlands.	
d.	NO IMPACT	The site is located in a built-up residential area and does not support any known wildlife corridor or designated migration path.	
e.	NO IMPACT	The project will not conflict with any policies or ordinances protecting biological resources.	
f.	NO IMPACT	The project will not conflict with any conservation plans.	

V. CULTURAL RESOURCES

a.	NO IMPACT	No historic resources are known to exist on-site or in the vicinity, per City of LA's Environmental and Public Facilities Maps (Historic-Cultural Monuments & Historic Preservation Overlay Zones).	
b.	NO IMPACT	No archeological resources are known to exist on-site, per City of LA's Environmental and Public Facilities Maps (Prehistoric & Historic Archeological Sites & Survey Areas). No impact would occur and no mitigation measures are required.	
c.	NO IMPACT	No paleontological resources are known to exist on-site or in the vicinity, per City of LA's Environmental and Public Facilities Maps (Vertebrate Paleontological Resources). No impact would occur and no mitigation measures are required.	
d.	NO IMPACT	No human remains are known to be located on-site. No impact would occur and no mitigation measures are required.	

VI. GEOLOGY AND SOILS

a.	NO IMPACT	The site is not located within the Alquist-Priolo Fault Zone. No impact would occur and no mitigation measures are required.	
b.	LESS THAN SIGNIFICANT IMPACT	The site is located in a seismically active area approximately 0.7 kilometers from the nearest fault, but the project is not expected to cause or accelerate any geological hazards. The project is also subject to the seismic standards of the Department of Building and Safety's Uniform Building Code, thereby reducing possible seismic hazard impacts to a less than significant level.	
c.	NO IMPACT	The site is not located in a designated liquefaction hazard zone.	

Impact?	Explanation	Mitigation Measures
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d.	NO IMPACT	The project site is not located within an area of historically earthquake-induced landslides, and landslides on the site are not anticipated based on the area's flat terrain.	
e.	NO IMPACT	The site is not located in an area of known or suspected erosion hazard.	
f.	NO IMPACT	The site is not located within an unstable soil area, landslide, or liquefaction area, and is not expected to cause or accelerate any geological hazards.	
g.	NO IMPACT	The site is not located on a known expansive soil area.	
h.	NO IMPACT	The proposed project would not involve the use of septic tanks or alternative wastewater disposal systems. The project site is located in an urbanized area served by existing sewer infrastructure.	

VII. GREEN HOUSE GAS EMISSIONS

a.	LESS THAN SIGNIFICANT IMPACT	<p>The most common contributors to GHG emissions result from transportation and the consumption of fossil fuels. The project is expected to consume additional fossil fuel resources through electrical and natural gas usage, as well as generate additional mobile source emissions by introducing new vehicle trips. However, it is not possible to predict the impact on global climate change resulting from this specific and relatively small incremental increase in emissions due to the project's operation.</p> <p>Additionally, the proposed project does include features which will reduce the consumption of fossil fuels, such as compliance with the Los Angeles Green Building Program and the California Building Code, and as an in-fill development, thereby reducing consumption of fossil fuels in vehicles. Therefore, the project is expected to have a less than significant impact on the effect of GHGs on the environment.</p>	
b.	LESS THAN SIGNIFICANT IMPACT	<p>The project is expected to consume additional fossil fuel resources through electrical and natural gas usage, as well as generate additional mobile source emissions by introducing new vehicle trips. However, the project is consistent with existing greenhouse gas reduction plans or policies, including the Los Angeles Green Building Program, the California Building Code, and as an in-fill housing project. Since the project is consistent with existing GHG reduction</p>	

Impact?	Explanation	Mitigation Measures
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policies, it is expected to have a less than significant impact.

VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	NO IMPACT	The proposed residential use of the site is not expected to require the routine transport, use, or disposal of hazardous materials.	
b.	NO IMPACT	The project is not expected to contain or release hazardous materials.	
c.	NO IMPACT	The site is directly adjacent to several schools but is not expected to emit any hazardous emissions or handle hazardous wastes.	
d.	NO IMPACT	The site is not listed as a hazardous site, per the EPA's Cortese List.	
e.	NO IMPACT	The site is not located within the vicinity of an airport.	
f.	NO IMPACT	The site is not located within the vicinity of a private airstrip.	
g.	NO IMPACT	The project will not interfere with any emergency response plans.	
h.	NO IMPACT	The site is not located within a fire hazard zone.	

IX. HYDROLOGY AND WATER QUALITY

a.	LESS THAN SIGNIFICANT IMPACT	Construction of the project would require earthwork activities, including demolition and grading of the project site, and the construction and operation of the project could result in run-off from the site impacting water quality standards or waste discharge requirements. However, the project will be required to comply with existing City regulations regarding construction, grading and dust control measures, including Best Management Practices (BMPs) and SUSMP requirements to reduce the discharge of polluted runoff from the project site. Therefore, any impact should be less than significant.	
b.	LESS THAN SIGNIFICANT IMPACT	The project will reduce the current permeable area of the project site, but is expected to provide pervious surfaces in the landscaped areas of the lot. Therefore, construction activities and operation of the apartment building would not substantially deplete groundwater supplies or interfere with groundwater recharge.	

Impact?	Explanation	Mitigation Measures
c.	LESS THAN SIGNIFICANT IMPACT The project will not significantly alter a drainage pattern and no rivers or streams exist on the site. Minimal changes to the existing drainage patterns would occur on-site and no significant erosion impact is expected.	
d.	LESS THAN SIGNIFICANT IMPACT The project will not significantly alter a drainage pattern and no rivers or streams exist on the site. Minimal changes to the existing drainage patterns would occur on-site and no significant additional runoff or impact due to flooding is expected.	
e.	LESS THAN SIGNIFICANT IMPACT The project will not result in a measurable increase in stormwater run-off, and the project would include appropriate on-site drainage improvements and water quality control measures to accommodate anticipated runoff or storm water flows. Therefore, the project would not create or contribute substantial runoff or contamination of runoff.	
f.	LESS THAN SIGNIFICANT IMPACT Construction of the project would require earthwork activities, including demolition, excavation, and grading of the project site, and the construction and operation of the project could result in run-off from the site impacting water quality standards or waste discharge requirements.	
g.	NO IMPACT The project involves the construction of additional residential structures within Flood Zone C (outside the 100- and 500-year flood plains) and is considered to be at a minimal risk of flooding.	
h.	NO IMPACT The project involves the construction of additional permanent structures within Flood Zone C (outside the 100- and 500-year flood plains) and is considered to be at a minimal risk of flooding.	
i.	NO IMPACT The site is located within Flood Zone C (outside the 100- and 500-year flood plains) and is considered to be at a minimal risk of flooding.	
j.	NO IMPACT The site is not within a tsunami, seiche, or mudflow area, per the City of LA Environmental and Public Facilities Map, 1996 and LA Flood Hazard Map, 1998.	
X. LAND USE AND PLANNING		
a.	NO IMPACT The project will not physically divide a community; it will provide a compatible land use neighboring a mix of single-family, school, church, and office uses.	

Impact?	Explanation	Mitigation Measures	
b.	NO IMPACT	The project does not conflict with any other City environmental plans or policies, in that any adverse impacts related to the project requests should be properly mitigated by conditions already identified in the MND.	
c.	NO IMPACT	The project site is located in a heavily urbanized area of Los Angeles, and no conservation plans apply to the project site or area.	
XI. MINERAL RESOURCES			
a.	NO IMPACT	The site is not located in a known mineral resource area, per the City of LA Environmental and Public Facilities Maps, 1996. No mineral extraction operations occur on the project site or in the vicinity.	
b.	NO IMPACT	The site is not located in a known mineral resource area, per the City of LA Environmental and Public Facilities Maps, 1996. No mineral extraction operations occur on the project site or in the vicinity.	
XII. NOISE			
a.	LESS THAN SIGNIFICANT IMPACT	Construction noise for the project will cause a temporary increase in the ambient noise levels, but will be subject to the LAMC Sections 112.05 and 41.40 regarding construction hours and construction equipment noise thresholds.	
b.	LESS THAN SIGNIFICANT IMPACT	The project would be constructed using typical construction techniques. Construction equipment would generate a limited amount of groundborne vibration during construction activities at short distances away from the source, but will be subject to LAMC Sections 112.05 and 41.40 regarding construction hours and construction equipment noise thresholds.	
c.	NO IMPACT	The project will not result in a significant permanent increase in noise levels.	
d.	LESS THAN SIGNIFICANT IMPACT	Construction noise for the project will cause a temporary increase in the ambient noise levels, but will be subject to the LAMC Sections 112.05 and 41.40 regarding construction hours and construction equipment noise thresholds.	
e.	NO IMPACT	The site is not located within the vicinity of an airport.	
f.	NO IMPACT	The site is not located within the vicinity of an airstrip.	
XIII. POPULATION AND HOUSING			

Impact?	Explanation	Mitigation Measures	
a.	LESS THAN SIGNIFICANT IMPACT	The project will induce residential population growth in-keeping with what was originally envisioned from the Community Plan land use and density designations, and proposes a net increase of 26 residential units. The physical secondary or indirect impacts of population and housing growth such as increased traffic or noise have been adequately mitigated or addressed in other portions of this document, and therefore the increase of population will have a less than significant effect.	
b.	LESS THAN SIGNIFICANT IMPACT	The project is not displacing any existing housing. The site is currently vacant.	
c.	LESS THAN SIGNIFICANT IMPACT	The project is not displacing any residents. The site is currently vacant.	
XIV. PUBLIC SERVICES			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The site is located approximately 2.4 miles travel distance from the nearest Fire Engine & Truck Company (#77), greater than the maximum response distance of 1.5 miles preferred by the Los Angeles Fire Code (LAMC Sec. 57.09.07) for residential neighborhood uses. The project is not otherwise located in any fire hazard zones.	XIV-10 Fire Department review of the building plans and lot layout will ensure that the project adequately meets fire protection standards.
b.	LESS THAN SIGNIFICANT IMPACT	The project will have a net increase of 26 residential units, which is below a threshold of 75 residential units. Therefore the project will have a less than significant impact.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Construction on the project site may impact the adjacent high schools.	XIV-40 Measures such as maintaining contact with school administrators, installing appropriate signage, and the staging of construction vehicles away from school sites, will help to mitigate the potential negative effects of trucknoise and pollution, as well as pedestrian and bus route disruption resulting from construction of the project.
d.	LESS THAN SIGNIFICANT IMPACT	The project will have a net increase of 26 residential units, which is below a threshold of 50 residential units. Therefore the project will have a less than significant impact.	
e.	LESS THAN SIGNIFICANT IMPACT	The project will have a net increase of 26 residential units, which is below a threshold of 75 residential units. Therefore the project will have a less than significant impact.	
XV. RECREATION			

Impact?	Explanation	Mitigation Measures
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a.	LESS THAN SIGNIFICANT IMPACT	The project will have a net increase of 26 residential units, which is below a threshold of 50 residential units. Therefore the project will have a less than significant impact.	
b.	LESS THAN SIGNIFICANT IMPACT	The project will have a net increase of 26 residential units, which is below a threshold of 50 residential units. Therefore the project will have a less than significant impact.	

XVI. TRANSPORTATION/TRAFFIC

a.	LESS THAN SIGNIFICANT IMPACT	The project is expected to produce less than 500 daily trips and less than 43 p.m. peak hour vehicle trips on the street system, and therefore will not cause a significant or substantial increase in traffic.	
b.	LESS THAN SIGNIFICANT IMPACT	The project is expected to produce less than 500 daily trips and less than 43 p.m. peak hour vehicle trips on the street system, and therefore will not cause a significant or substantial increase in traffic.	
c.	NO IMPACT	The project will not alter air traffic patterns.	
d.	LESS THAN SIGNIFICANT IMPACT	The project will add one new driveway onto Telfair Avenue from the project site, approximately 80-feet from the nearest intersection. The driveway is not hazardous in location or design, and the project does not otherwise include changes to transportation design features.	
e.	NO IMPACT	The project will provide adequate emergency access.	
f.	NO IMPACT	The project will not interfere with public transit plans or policies.	

XVII. UTILITIES AND SERVICE SYSTEMS

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project is not located in any Sewer Capacity Threshold Area, per LA CEQA Thresholds Guide, Exhibits M.2-1 - M.2-12. However, full occupancy of the project would produce approximately 5,520 gpd in wastewater flows, greater than the 4,000 gpd threshold identified by the City's CEQA Thresholds Guide.	XVII-10, XVII-20, XVII-40 Requirements for more efficient landscaping and water-usage will reduce both water demand and wastewater production for the project. Additionally, the project-related increase in wastewater generation would represent a small fraction of the permitted annual flow increase for the HTP, which can accommodate approximately 90 mgd beyond current treated flow conditions. Therefore, the project would not be expected to exceed the wastewater treatment requirements of the RWQCB, and potential impacts should be reduced to
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Impact?	Explanation	Mitigation Measures
		less than significant levels through water-conservation measures.
b.	NO IMPACT The project will not require the construction of additional water or wastewater facilities.	
c.	NO IMPACT The project will not require additional stormwater drainage facilities.	
d.	NO IMPACT The project has adequate water supply access from the City.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED The City's Department of Public Works provides wastewater services for the site, and generated wastewater is transferred to the Hyperion Treatment Plant, which is currently operating at 362 mgd, below a capacity of 450 mgd. The proposed project is also not located in any Sewer Capacity Threshold Area, per LA CEQA Thresholds Guide, Exhibits M.2-1 - M.2-12. However, full occupancy of the project would produce approximately 5,520 gpd in wastewater flows, greater than the 4,000 gpd threshold identified by the City's CEQA Thresholds Guide.	XVII-10, XVII-20, XVII-40 Requirements for more efficient landscaping and water-usage will reduce both water demand and wastewater production for the project. Additionally, the project-related increase in wastewater generation would represent a small fraction of the permitted annual flow increase for the HTP, which can accommodate approximately 90 mgd beyond current treated flow conditions. Therefore, the project would not be expected to exceed the wastewater treatment requirements of the RWQCB, and potential impacts should be reduced to less than significant levels through water-conservation measures.
f.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED The project will generate waste due to the demolition, construction and operation of structures. The 2009 County of Los Angeles ColWMP report on landfill capacity states that without changes in the status quo, a shortage of permitted solid waste disposal capacity at in-County Class III landfills is projected by 2014. However, the report also anticipates that future disposal needs can be adequately met through 2024 through landfill expansion, new technologies, and waste reduction programs. Therefore, waste generated by the construction and operation of the site may have an impact on landfills.	XVII-90, XVII-100 Implementing waste reduction and recycling programs during the demolition, construction, and operation phases of the project will significantly reduce the amount of waste sent to landfills. Additionally, the project would be required to comply with the LA Green Building Code and AB939 reducing the amount of solid waste disposed of at local landfills. The project's impacts on local landfills can be mitigated to a less than significant level through recycling and waste reduction measures.
g.	LESS THAN SIGNIFICANT IMPACT The project will generate waste due to the demolition, construction and operation of structures. The project would be required to comply with all applicable regulations, including the LA Green Building Code and AB939 to reduce the amount of solid waste disposed of at local landfills. Therefore, waste generated by the construction and operation of the site should be in compliance with all applicable regulations and would result in a less than significant impact.	

Impact?	Explanation	Mitigation Measures
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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE		
a.	NO IMPACT	The project site does not contain any threatened or endangered species, sensitive habitats, or known cultural or historic resources. The project will not otherwise significantly degrade the environment or affect any plant or wildlife areas.
b.	LESS THAN SIGNIFICANT IMPACT	The project will not result in any cumulative effects.
c.	LESS THAN SIGNIFICANT IMPACT	Any potential substantial adverse effects on human beings have been addressed in other portions of this report (infrastructure impacts), and have been adequately mitigated to a less than significant level.

Determination Letter
APCNV-2013-1187-ZC-DB
Mailing Date: 9/30/13

Council District 6
City Hall, Room 425
Mail Stop 210

Applicant
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