



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: JUN 10 2014

CASE NO. APCNV-2012-2200-ZC
CEQA: ENV-2012-2201-MND
Related Case: VTT-72103-SL

Location: 9147 Tobias Avenue
Council District: 6 - Martinez
Plan Area: Mission Hills - Panorama City
North Hills
Zone: RA-1

Applicant: Sunset Equity Partners
Benjamin Domez

At its meeting of May 15, 2014, the North Valley Area Planning Commission took the following action:

1. **Adopted** the Mitigated Negative Declaration, ENV-2012-2201-MND;
2. **Disapproved** the requested **Zone Change** as filed for 15 dwelling units;
3. **Approved** and **recommended** that the City Council **approve** the **Zone Change** from RA-1 to (T)(Q)RD1.5-1 for the subject property, with the attached conditions of approval, for a maximum of 14 dwelling units;
4. **Added** Q-Condition A-6 to require a speed bump along the project driveway;
5. **Adopted** the attached 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 Gonzalez
Seconded: Commissioner Harootonian
Ayes: Commissioners Padilla and Leyner
Absent: Vo-Ramirez

Vote: 4-0

Randa M. Hanna, 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.

JUN 30 2014

FINAL APPEAL DATE _____

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: (Q) Conditions, (T) Conditions, Zone Change Findings, Ordinance, Ordinance Map, Zone Change Map

cc: Notification List
Milena Zasadzien

ZONE CHANGE FINDINGS

A. General Plan/Charter Findings

1. **General Plan Land Use Designation.** The subject property is located within the Mission Hills – Panorama City – North Hills Community Plan, updated and adopted by the City Council on June 9, 1999. The existing Plan designates the subject property as Low Medium II Residential which corresponds to the RD1.5, RD2, RW2, and RZ2.5 zones. The proposed zone change to RD1.5 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 Mission Hills – Panorama City – North Hills 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 1-1.4 Protect the quality of the residential environment through attention to the appearance of communities, including attention to building and site design.

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

Policy 1-1.6 The City should promote neighborhood preservation, particularly in existing single family neighborhoods, as well as in areas with existing multiple family residences.

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

Policy 1-3.2 Consider factors such as neighborhood character and identity, compatibility of land uses, impact on livability, impacts on services and public facilities, and impacts on traffic levels when changes in residential densities are proposed.

The proposed project will meet the above objectives and policies by providing additional housing at an appropriate density and location to meet the plan area's needs, matching the density that was envisioned for this area by the Community Plan's Low Medium II Residential land use designation. The site is located adjacent to other RD1.5-zoned single-family developments along Tobias Street, and the proposed RD1.5 zone and development of fourteen new single-family homes would be compatible with the existing neighborhood land use and character. Additionally, the project has been conditioned to

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 Tobias Street 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 several surrounding streets, and a common driveway will provide each property with direct access to Tobias Avenue. In addition, a condition for speed bumps along the project driveway has been added to ensure safe vehicle speeds within the project site.

The Plan also sets standards for Urban Design, coupled with Small Lot Design Guidelines and the recently adopted Residential Citywide Design Guidelines, which include the need for a pedestrian entrance at the front of each project, consistent front setbacks with adjacent properties, the inclusion of .25 guest parking spaces per unit, centralized trash location, and for a building design of quality and character. The submitted site plan and building plans are consistent with these design standards. The two units with frontage along Tobias Avenue have been designed with a pedestrian entrance to each unit facing Tobias Avenue, a fifteen-foot front yard setback, five guest parking spaces and trash areas located in a central area, and the building elevations are designed with variations in height, depth, and building materials to achieve an articulated façade.

The site is not located within any other specific plan or special land use districts.

Therefore, as conditioned, the recommended development meets the objectives of the Community Plan, is permitted in the RD1.5 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)RD1.5-1 zone is consistent with the existing Low Medium II Residential General Plan Land Use designation in that this land use category allows for a corresponding zones of RD1.5, RD2, RW2, and RZ2.5. The project is convenient in location to several major streets, such as Nordhoff Street and Van Nuys Boulevard, and as an infill project will be 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 single-family housing in the vicinity. Properties in the immediate neighborhood primarily consist of apartments, condominiums, and some single-family residential buildings on RD- and RA-Zoned lots. A zone change from RA-1 to RD1.5-1 and construction of a fourteen single-family residences 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.

The action, as recommended, has been made contingent upon compliance with the "(Q)" and "(T)" conditions imposed herein. Such limitations are necessary to protect the best

interests of and to assure developments and improvements more compatible with surrounding properties, to secure an appropriate development in harmony with the General Plan, and to prevent or mitigate the potential adverse environmental effects of the subject recommended action.

C. CEQA Findings

Environmental. The Environmental Review Section of the Planning Department issued the proposed project a Mitigated Negative Declaration ENV-2012-2201-MND on March 26, 2014. 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.

Case Number
APCNV-2012-2200-ZC
Determination Letter Mailing
MAILING DATE: **June 10, 2014**

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