



SOUTH VALLEY AREA PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300
www.lacity.org/PLN/index.htm

JUL 31 2014

*Corrected Determination Mailing Date: _____

CASE: APCSV-2013-3467-ZC-ZV-ZAA
CEQA: ENV-2013-3468-MND

Location: 17320-17344 West Vanowen Street,
6738 North Andasol Avenue
Council District: 6 - Martinez
Plan Area: Reseda-West Van Nuys
Existing Zones: RA-1
Proposed Zones: (T)(Q)RD3-1 & (T)(Q)R1-1

Applicant: Eric Borstein, Albor Properties, LP
Representative: Brad Porter, WestCal Property Group, Inc.

At its meeting on June 26, 2014, the following action was taken by the South Valley Area Planning Commission:

1. **Approved and Recommended** that the City Council adopt a **Zone Change** for the portion of the site with the Low Medium I Residential land use designation (17320, 17330 & 17344 Vanowen Street) from RA-1 to (T)(Q)RD3-1 and the site with the Low Residential land use designation (6738 Andasol Avenue) from RA-1 to (T)(Q)R1-1 for 26 single-family homes.
2. **Dismissed a Zone Variance** to allow access from a less restrictive zone to a more restrictive zone as the two zones will be separated by a wall as shown on the revised site plan (tentative map).
3. **Approved the Zone Variance** to allow zero square feet open space for each dwelling unit in lieu of 175 square feet for dwelling having more than three habitable rooms in accordance with the Small Lot Ordinance prior to recordation of the final tract map.
4. **Approved a Zoning Administrator's Adjustment** to allow (a.) a minimum separation between buildings of approximately 7 feet in lieu of 10 feet required; and (b.) a minimum 5-foot side yards along the east and west property lines in lieu of the 10-foot required, to permit construction of the small-lot dwellings prior to the recordation of the final tract map, as conditioned.
5. **Approved a Zoning Administrator's Adjustment** to allow a minimum 7-foot front yard setback from the proposed 20-foot wide private street in lieu 20 percent of the depth of the lot.
6. **Adopted** the attached modified Conditions of Approval and Findings.
7. **Adopted** the Mitigated Negative Declaration No. ENV-2013-3468-MND for the above-referenced project.
8. **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.
9. **Advised** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

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 Dierking
Seconded: Commissioner Mather
Ayes: Commissioners Beatty, Kim, and Cochran
Vote: 5 - 0


Fely Pingol, Commission Executive Assistant
South Valley Area Planning Commission

***Effective Date/Appeals:** This action of the South Valley Area Planning Commission will be final within 15 days from the mailing date on this determination unless an appeal is filed within that time to the City Council. The Zone Variance and Zoning Administrator's Adjustment are appealable to the City Council. The Zone Change is not appealable.

All appeals shall be filed on forms provided at the Planning Department's public Counters at 201 North Figueroa Street, Third Floor, Los Angeles, or at 6262 Van Nuys Boulevard, Room 251, Van Nuys. Forms are also available on-line at www.lacity.org/pln.

FINAL APPEAL DATE AUG 15 2014

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

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

cc: Notification List
Sarah Hounsell

Determination Letter
APCSV-2013-3467-ZC-ZV-ZAA
Mailing Date: 7/31/14

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FINDINGS

General Plan/Charter Findings

- 1. General Plan Land Use Designation.** The subject property is located within the area covered by the Reseda-West Van Nuys Community Plan which was adopted through an update by the City Council on November 17, 1999. The Community Plan designates the subject property for Low Medium I Residential and Low Residential land uses with the corresponding zones: of R2, RD3, RD4, RZ3, RZ4, RU, and RW1, and RE9, RS, R1, RU, RD6, and RD5, respectively. The property is presently zoned RA-1. The recommended Zone is (T)(Q)RD3-1 for the northerly three parcels and (T)(Q)R1-1 for the southerly parcel which is consistent with Land Use Designation. The Housing Element of the General Plan further promotes the development, preservation and enhancement of the quality residential neighborhoods of the City, and the proposed project is consistent with such policies.
- 2. General Plan Text.** The subject property is a level, irregular shaped, consists of four parcels and approximately 2.46 net acres located in the Lake Balboa community in the Reseda-West Van Nuys Community Plan. The Low Medium I Residential land use site has a 300-foot frontage along Vanowen Street and a 300-foot depth and is located mid-block between Andasol Avenue to the west and Louise Avenue to the east. The vacant parcel on Andasol Avenue is a flag lot with a 20-foot access frontage. The combined sites are currently developed with three single-story single-family residences with accessory structures, storage containers, and many automobiles, trailers, and construction equipment sited around the property.

The project will provide needed new housing to meet the needs of projected population of the Community Plan. All dwelling will have three or more bedrooms to provide family housing. The development is in conformance with the zone and the land use of the Community Plan. The 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 1-1.2: Protect existing single family residential neighborhood from new, out of scale development.

Program: Recent changes in the Zoning Code set height limits (30-45 feet, Sec. 12.21.1 L.A.M.C.) for new single family residential development.

Although the Plan year of 2010 has passed (without an update to the Reseda-West Van Nuys Community Plan), the objective is still relevant, and project meets this objective by meeting the diverse housing needs within the community. Diversity in product as

demonstrated by the development, offers conventional, single-family, detached, fee-simple lots and small-lot dwellings.

The project satisfies these programs by offering aesthetically designed homes, which are compatible, in terms of density, massing, and height with adjacent and nearby residentially developed properties. The modest two-story height increase is still consistent with the nearby single-family and commercial building heights of 30-45 feet.

The development will enhance the current residential neighborhood experience by introducing well-designed new homes that are compatible in scale to the current surrounding residential properties. The architectural design of the houses will vary in material, articulation and unit plan to add interest to the community.

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

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

The architecture is a compatible infill project, and its character and scale is consistent with neighboring residential properties. Further, the development has been condition to comply with many of the Small Lot Design Guidelines. The project demonstrates quality architecture that is consistent with accepted design principles.

The proposed development of 26 single-family dwellings is allowable under the proposed zones and the land use designations. A private street will be developed to improve circulation for future residences within the flag lot development. Two of these dwellings will have access from Andasol Avenue and 24 dwelling will access from Vanowen Street. As stated, the 26 dwelling will be limited to a maximum two-stories in height which will be to scale with other development within the vicinity.

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

The proposed project will provide single-family dwellings designed as detached single-family homes. The benefits of a small lot include a compact design which provides for less of a foot print than traditional condominiums or apartment buildings. Guest parking is located along the common driveway access within the internal circulation to deter from overcrowding on the surface streets.

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

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

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

The project is contingent upon the recordation of the final tract map (Case No. VTT-72510-SF-SL) which allows for the minimum yard setbacks and no private open space under the

Small Lot Subdivision, Ordinance No. 176,354 (effective January 31, 2005). Additionally, no certificates of occupancies are to be issued prior to the final map. This ensures that the development will be subdivided and in conformance with the Small Lot Ordinance.

The proposed development conforms to the General Plan Framework Element and other General Plan Element objectives as follows:

HOUSING

Objective 4.1: Plan the capacity for and develop incentives to encourage production of an adequate supply of housing units of various types within each City subregion to meet the project housing needs by income levels of future population.

Policy 4.1.1: Provide sufficient land use and density to accommodate an adequate supply of housing units by type and cost within each City subregion to meet the twenty-year projections of housing needs.

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

Policy 4.1.5: Monitor the growth of housing developments and the forecast of housing needs to achieve a distribution of housing resources to all portions of the City and all income segments of the City's residents.

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

The subdivision will provide 26 dwellings at a density that is consistent with the Low Medium I Residential and Low Residential land use designations. These single-family residences will each contain three bedrooms and a two garage, appropriate for families with children or extended families.

Objective 4.2: Encourage the location of new multi-family housing development to occur in proximity to transit stations, along some transit corridors, and within some high activity areas with adequate transitions and buffers between higher-density development and surrounding lower-density residential neighborhoods.

Objective 4.3: Conserve scale and character of residential neighborhoods.

Vanowen contains one Metro Bus Line which connects to larger transportation systems in the vicinity including the Amtrak/Metrolink Station, Van Nuys and Burbank airports, and the Orange and Red Lines.

The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that the property is located in Zone C, areas of minimal flooding..

The uses as presented are permitted in the proposed zone and are consistent with the policies and objectives of the adopted General Plan Framework. The project furthers the goals and objectives of the Reseda-West Van Nuys Community Plan by providing for-sale housing, completing street dedications and improvements, limiting height, and providing

open space. Therefore, as conditioned herein, the proposed project will be consistent with the General Plan.

3. The **Transportation Element** of the General Plan may be affected by the recommended action herein.

Vanowen Street is a Secondary Highway a variable width between 82 and 83 feet at the project's street frontage and improved with curb, gutter, sidewalk, one street light and two utilities poles. Secondary Highway Standards show 90-foot right-of-ways with a 45-foot half roadway. The Bureau of Engineering is requiring a 5-foot dedication along Vanowen Street.

Andasol Avenue is a Local Street dedicated to 60 feet at the project's 20-foot street frontage and improved with curb, gutter, and driveway pad.

Lasaine Avenue is a Local Street dedicated to R=45 feet future cul-de-sac at the southwest corner of the flag lot property and is unimproved. If the future cul-de-sac is not developed within 25 years, the owner may apply for this dedication to be reverted back to the property. However, if it is developed the property could take vehicular access from Lasaine Avenue and apply for vacation of the private street along the northerly portion of that lot.

This project is not subject to any geographic specific plan requirements. The proposed project will provide a minimum 58 residential parking spaces in conformance with the LAMC. The Department of Transportation is conditioned to approve the driveway and circulation plan. Urban Forestry Division of Street Service, the Street Lighting Bureau, Department of Water and Power, and Sanitation have also conditioned additional improvements.

Entitlement Findings

4. Zone Change Findings.

- a. **Pursuant to Section 12.32-F of the Municipal Code, and based on these findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.**

The site is currently developed with three residences and a vacant flag lot. It is one several under-improved RA zoned properties in the vicinity. The development of this residential project is an infill of an otherwise mixed-density neighborhood. The developer met with the local residences group, the Council Office, and the Lake Balboa Neighborhood Council and redesigned some aspects of the project to segregate the map by the two land uses and two zones. The development of 26 single-family homes will be beneficial to the community as it provides more homeownership opportunities and is designed to fit into the existing development pattern. The zone change make the project consistent with the public necessity, convenience, general welfare and good zoning practices.

Public Necessity: The granting of the proposed Zone Changes would result in a project that addresses public necessity by allowing the development of needed housing in the community and complimenting street widening and improvements.

Convenience: Granting the proposed Zone Changes would result in a project that is consistent with the public's convenience. The project site is located in a residential and commercially mixed neighborhood within the Reseda-West Van Nuys Community Plan area. The majority of the site is location on the south side of Vanowen Street and its proximity to White Oak Avenue, Victory Boulevard and Sherman Way provides convenient vehicular access and public transit opportunities for residential and commercial uses. It is also located within two blocks of several schools and less than a half mile north of the Sepulveda basin (Regional Park) which have many recreation uses. The residential use will serve the local neighborhood and the community at large by preserving and enhancing the character of the multi-family and single-family residential neighborhood, while being in close proximity to neighborhood commercial services.

General Welfare: Granting the requested zone change would be consistent with the General Welfare, in that the request involves a zone and use that is consistent with the plan's underlying Land Use Designation of Low Medium I Residential and Low Residential. The improvements resulting from the zone change will enhance the visibility and aesthetic character of the site. Further, the project would be designed in conformance with all applicable fire and safety codes which are intended to promote the General Welfare. Lastly, the applicant is proposing a project that would be consistent with all applicable zoning regulations.

Good Zoning Practice: The existing dual-land uses allows for residential development in separate manners. The Reseda-West Van Nuys Community Plan designated this neighborhood under Height District No. 1 which limits entire site to a floor area not to exceed three times the building area. It does not limit the height. On the other hand the proposed zone change will limit the height not to exceed two-stories with pitch roofs in lieu of flat, which provides for better rain run-off and more architectural interest. The zone change of the RA-1 to RD3-1 and R1-1 will allow for greater density and be more consistent with the Plan's Low Medium I Residential and Low Residential Land Use Designations. The proposed zoning will allow more density and preserve and enhance the character of the surrounding neighborhood consistent with the intent and purpose of the Community Plan. The zone change will also allow a higher density closer to major thoroughfares, while buffering the single-family neighborhood to the west, south and southeast.

- b. Pursuant to Section 12.32.Q(a)(2) of the Municipal Code, the action, as recommended, has been made contingent upon compliance with new "T" and "Q" conditions of approval imposed herein for the proposed project. Such limitations are necessary to protect the best interests of and to assure a development 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.

5. Zone Variance Findings.

- a. **The strict application of the provisions of the zoning ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of the zoning regulations.**

The Low Medium I Residential land use site is currently zoned RA-1 and the recommended (T)(Q)RD3-1 zone change will be in conformance with the intent and