



**DEPARTMENT OF CITY PLANNING  
RECOMMENDATION REPORT**



**South Valley Area Planning Commission**

**Date:** Thursday, June 26, 2014  
**Time:** After 4:30 P.M.\*  
**Place:** Marvin Braude Constituent Service Center  
 6262 Van Nuys Boulevard, First Floor  
 Van Nuys, CA 91401

**Public Hearing:** March 4, 2014  
**Appeal Status:** Zone Change disapproval is appealable to the City Council by the applicant; Zone Variance and Zoning Administrator Adjustments are appealable to City Council by any party.

**Expiration Date:** July 11, 2014  
**Multiple Approval:** Yes

**Case No.:** APCSV-2013-3467-ZC-ZV-ZAA  
**CEQA No.:** ENV-2013-3468-MND  
**Incidental Cases:** VTT-75210-SF-SL-A1  
**Related Cases:** None  
**Council No.:** 6 – Nury Martinez  
**Plan Area:** Reseda-West Van Nuys  
**Specific Plan:** None  
**Certified NC:** Lake Balboa  
**GPLU:** Low Medium I Residential and Low Residential  
**Zone:** RA-1  
**Proposed Zones:** (T)(Q)RD3-1 & (T)(Q)R1-1  
**Applicant:** Albor Properties, LP; Eric Borstein  
**Representative:** WestCal Property Group, Inc.; Brad Porter

**PROJECT LOCATION:** 17320-17344 West Vanowen Street, 6738 North Andasol Avenue

**PROPOSED PROJECT:** The demolition of three single-family residences, associated structures, and removal of 44 trees including six protected trees, for the use and construction of 26 two-story single-family residential dwellings on individual lots, on a combined 107,108 net square-foot site after dedication. Twenty-four lots are to be located in the proposed (T)(Q)RD3-1 Zone for small lot purposes and two traditional single-family lots in the proposed (T)(Q)R1-1 Zones.

- REQUESTED ACTION:**
1. Pursuant to LAMC Section 12.32-F, a Zone Change from RA-1 (Suburban Zone) to (T)(Q)RD3-1 (Residential Density Multiple Dwelling Zone) and (T)(Q)R1-1 (One-Family Zone).
  2. Pursuant to LAMC Section 12.27, a Zone Variance from Sections 12.09.1-A and 12.21-C,5(h) to allow access from a less restrictive zone (RD3-1 Zone) to a more restrictive zone (R1-1 Zone) permitting guest parking and common driveway access across the site.
  3. Pursuant to LAMC Section 12.27 Zone Variances, to permit construction of the small lots prior to recordation of the final tract map, from Section 12.21-G,2 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.
  4. Pursuant to LAMC Section 12.28, to permit construction of the small lots prior to recordation of the final tract map, adjustments from:
    - a. Section 12.21-C,2(a) to allow a minimum separation between buildings of approximately 7 feet in lieu of 10 feet required.

- b. Section 12.09.1-B,2(b), to permit a minimum 5-foot side yards along the east and west property lines in lieu of the 10-foot required.
5. Pursuant to LAMC Section 12.28, an adjustment from Section 12.02-C,1, to permit 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. Pursuant to the Los Angeles Municipal Code Section (LAMC) 17.03, Vesting Tentative Tract Map No. 72510 to permit the merger of four lots and resubdivision into 26 lots for the construction of 24 single-family dwellings with 48 resident parking spaces and 7 guest parking spaces in the proposed (T)(Q)RD3-1 Zone on a 89,100 net square-foot site after dedication pursuant to Ordinance No. 176,354 (small lot subdivision) and two single-family dwelling on a 18,008 square-foot flag lot site in the proposed (T)(Q)R1-1 Zone.
7. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration, (ENV-2013-3468-MND) for the proposed project.

#### RECOMMENDED ACTIONS:

1. **Approve and recommend** 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.
2. **Dismiss a Zone Variance** from 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. **Approve Zone Variances** 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. **Approve Zoning Administrator's Adjustments** 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. **Approve 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. **Adopt** the attached Findings.
7. **Adopt** the Mitigated Negative Declaration No. ENV-2013-3468-MND for the above-referenced project.
8. **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.
9. **Advise** 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.

MICHAEL J. LOGRANDE  
Director of Planning



Daniel Scott, Principal City Planner



Jae H. Kim, Senior City Planner



Sarah Hounsell, Hearing Officer  
Telephone: (818) 374-9909

**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, Room 272, City Hall, 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 these 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) 978-1247.

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## PROJECT ANALYSIS

### Project Summary

The applicant is seeking the necessary zoning entitlements, after removal of all existing buildings, to permit a residential project consisting of two conventional single-family homes on an existing flag lot fronting Andasol Avenue and 24 single-family small lots homes on the existing three parcels fronting Vanowen Street. The proposed entitlements will provide the applicant with the zoning, open space and setbacks necessary to proceed with the project.

### Background

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 applicant is proposing to demolish of three single-family residences, associated structures, and removal of 44 trees including six protected trees during the grading of the combined 106,682 net square-foot site after the required dedication along Vanowen Street. The project is for the construction of 24 homes are to be located in the proposed (T)(Q)RD3-1 Zone and two homes in the proposed (T)(Q)R1-1 Zones. All residential are proposed as detached two-story dwellings.

Guest parking spaces are not required by the Small Lot Ordinance. However, the Small Lot Design Guidelines require a 0.25 space be provided for projects between 10-100 units. Therefore a minimum of six guest parking spaces are to be provided for the Small Lot portion of the project and the applicant is proposing nine spaces. There are three existing driveway cuts for the three existing parcels fronting Vanowen Street. As the street width will be widened and unused driveway cuts will be reconstructed to provide continuous curbs, more street parking will be available directly in front of the site. Lot Nos. 1-8 will have individual access from the sidewalk which will encourage the guests to use these street spaces. Additionally, the two dwellings proposed for the flag lot will have a driveway apron which can accommodate additional guest parking aside from the mandated two car garage. This will encourage guest not to park on Andasol Avenue.

Under the current RA Zone, the project could be developed as six single-family dwelling. In calculating the maximum density/intensity allowed by the various Plan designations (Low Residential and Low Medium II Residential) and after street dedication, the site would permit 35 by-right units on Vanowen Street if a zone change to R2 was approved and 5-lot of Andasol Avenue if a zone change to RU was approved. The applicant is proposing a total of 26 single-family dwelling, which is about 35 percent below the maximum permitted at the highest intensity without density bonus. If a 35 percent density bonus was proposed for the Vanowen Street site at the maximum R2 Zone, an additional 13-unit could be developed.

There is a quarter cul-de-sac accepted dedication located at the southeast corner of the flag lot (6738 Andasol Avenue) to allow for the future improvement of Lasaine Avenue. In the letter dated October 10, 2013, the applicant requested that Bureau of Engineering District Office consider this dedication to be vacated with the proposed map and/or relocated as it is currently land locked from all abutting properties. If not, the applicant would like to request a reciprocal easement for

use of the land by Lot No. 26 until such time Lasaine Avenue is developed with access to the site. Staff suggested the cul-de-sac be vacated and the applicant provide a 22-foot half roadway extension of Lasaine Avenue much like was completed on the east side of 17341 Lemay Street to the south. This street would connect to the proposed private street and the applicant could front the home on Lot 26 to the east. The Bureau of Engineering denied this request at the initial public hearing on March 4, 2014.

The site is within 1,000 feet of William Mulholland Middle School, Magnolia Science Academy 2, High Tech High LA, and Lemay Elementary Schools. The site is located within the Lake Balboa Neighborhood Council, Council District No. 6, subject to the Baseline Mansionization Ordinance, currently contains a 25-foot building line along Vanowen Street, within a horizontal surface area for airport hazard, designated as urban and built-up land, is susceptible to liquefaction, and located 10.05 km from the Northridge Fault of the Los Angeles Blind Thrusts Region.

#### Surrounding Properties:

The area is level and consists of a mix of urban development including public facilities, commercial, multiple-family, and single-family uses. To the north across Vanowen Street are three apartment buildings totaling 79-units and ranging from two- to three-stories in height in the R3-1 Zone; on the east is a gas station on the corner in the C2-1VL and RA-1 Zone, a Fire Station in the (T)RS-1 Zone and a single family residence in the RA-1 Zone fronting Louise Avenue; on the south are two single-family residence in the RA-1 Zone; and, to the west across Andasol Avenue is a single-family residence in the RA-1 Zone.

#### Street and Circulation:

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. The applicant is proposed a 3-foot dedication along the entire Vanowen Street frontage to complete a 43-foot half roadway. The Bureau of Engineering has conditioned that a 5-foot and variable width strip of land be dedicated along Vanowen Street adjoining the subdivision to complete a 45-foot wide right-of-way dedication in accordance with Secondary Highway Standards.

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. Bureau of Engineering suggested with a meeting with the applicant on February 26, 2014 that the driveway for the flag lot on Andasol Avenue should be developed as a street with the minimum turning area provided on proposed Lot No. 26. The applicant submitted a revised map including a private street.

#### Relevant Cases:

##### ON-SITE:

Case No. VTT-72510-SF-SL: On May 20, 2014, the Deputy Advisory Agency approved a subdivision for a maximum 26-lots (24-lots in accordance with the Small Lot Ordinance and two traditional single-family lots) as shown on the revised map stamp-dated March 20, 2014 in the Reseda-West Van Nuys Community Plan. This unit density is based on the R1 and RD3 Zones and contingent upon of this case. The tract was appeal in-part (Condition Nos. 14a, 26c, 26e, 26g, 26h, the Setback Matrix, 30.MM-1, 30.MM-7, and consideration of a yard adjustments for proposed Lot Nos. 25 & 26) by the applicant on May 29, 2014.

Small Lot Ordinance No. 176,354: Pursuant to the Small Lot Ordinance, Small Lot Design Guidelines were published by the Los Angeles City Planning Department to help resolve some of the design challenges and spatial complexities with Small Lot Subdivisions. The Small Lot Design Guidelines shall be incorporated to ensure that a well-proportioned and compatible small lot subdivision is designed to meet the needs of its residents and the neighborhood.

Ordinance No. 96,195: The establishment of a building line on Vanowen Street between Clybourn Avenue and the west boundary of the City of Los Angeles, approximately 3,200 feet westerly of Fallbrook Avenue in the City of Los Angeles" approved January 3, 1950, is hereby amended by repealing the provisions establishing the building line on that portion of Vanowen Street.

OFF-SITE:

Case Nos. APCSV-2013-2882-ZC-BL & VTT-72420-SL: Pursuant to LAMC Section 12.32-F, a Zone Change has been proposed from RA-1 (Suburban Zone) to (T)(Q)RD5-1 (Residential Density Multiple Dwelling Zone) and pursuant to LAMC Section 12.32-R,2(f), the removal of a 28-foot Building Line along the west side of Louise Avenue, established by Ordinance No. 111,890 on August 22, 1958. Also, proposed is a tract map to permit a small lot subdivision pursuant to Ordinance No. 176,354 for the construction of 10 single-family dwellings with 20 resident parking spaces and two guest parking spaces, on a 58,038 net square-foot site after dedication, in the proposed (T)(Q)RD5-1 Zone. There was an initial hearing held by the Deputy Advisory Agency and Hearing Officer on December 3, 2013 and the case are currently under advisement.

Case Nos. AA-2005-2738-PMLA/ APCSV-2006-149-ZC-BL: On June 1, 2007 the Deputy Advisory Agency approved a four parcel single-family small lot development pursuant to Ordinance 176,354, as shown on map stamp-dated April 25, 2007 located at 17350 Vanowen Street. On May 19, 2008 the South Valley Area Planning Commission recommended a zone change to (T)(Q)R1-1 incident to subdivision for two-lots in line with current development in the neighborhood and removal of a 23-foot building line along Vanowen. The City Council approved the building line removal and on March 7, 2009 Ordinance No. 180,489 became effective which approved the City Council's adoption of a zone change to (T)(Q)RD4-1 for a four parcel development. The site has not been subdivide to date.

Case Nos. AA-2004-3999-PMLA/ APCSV-2004-7222-ZC: On July 21, 2005, the South Valley Area Planning Commission granted the applicant's appeal deleting improvements along Andasol Avenue including adding a street light and sustained the Deputy Advisory Agency dated March 24, 2005 approving a maximum two-parcel single-family development located at 6539 Andasol Avenue. On May 11, 2005 the City Council adopted Ordinance No. 176,693 became which changed the zone from RA-1 to (T)(Q)R1-1 (effective July 10, 2005).

Case No. CPC-1998-291-ZC: On July 7, 2000 Ordinance No. 173,327 became effective which changed the zone from RA-1 to (T)R1-1 incident to TT-52547 located at 17320 Hart Street for the construction of four single-family residences.

Case No. CPC-1991-41-BL: Effective June 25, 1991 Ordinance No. 167,078 was enacted for the removal of a building line established by Ordinance No. 130,652 on August 17, 1965 incident to a two-lot parcel map (PM-1990-6742) located at 6602 Andasol Avenue.

Case No. CPC-1990-214-ZC: On October 23, 1991 a Zone Change was approved under Ordinance No. 167,356 from RA-1 to (T)R1-1 incident to a 3-lot parcel map (PM-1990-6707) located at 6746 Andasol Avenue. To date the property was never subdivided.

Case No. CPC-1990-221-ZC: On January 14, 1992, City Council adopted Ordinance No. 167,559 for a zone change from RA-1 to (T)R1-1 incident to a six single-family subdivision (TT-50361 which was approved on July 15, 1991 by the Deputy Advisory Agency). The subdivision and zone change were never effectuated and the lots reverted back to the RA-1 Zone.

Case No. CPC-1988-60-ZC: On May 1, 1989 the City Planning Commission disapproved the application for a 4-lot subdivision and zone change to R1-1 and recommended the City Council approve a zone change to RS-1 for a 3-parcel subdivision. On June 21, 1989, City Council adopted Ordinance No. 164,970 for a zone change from RA-1 to (T)RS-1 incident to a three-parcel single-family subdivision located at 6700 Andasol Avenue. On January 10, 1990, the Zoning Administrator approved Case No. ZA 89-1044(ZV) to permit a reduced lot are for Parcels A, B & C of PMLA-6224.

Case No. CPC-1986-131-ZC: On February 17, 1987, City Council adopted Ordinance No. 162,037 for a zone change from RA-1 to (T)R1-1 for a subdivision of four single-family lots, located at 6725 Andasol Avenue.

### Issues

As the Deputy Advisory Agency required a private street to access the two proposed lot off the flag lot on Andasol Avenue in lieu of a mid-point variance, setback were taken from the edge of the provide street and not the northern property line. Therefore, staff requests that the South Valley Area Planning Commission approve this action through the Zoning Administrator's Adjustment (Case No. APCSV-2013-3467-ZC-ZV-ZAA), not under this appeal action since this is not a slight modification (under 20 percent adjustment) which is permitted to be approved under the tract action. Pursuant to LAMC Section 12.28, the applicant is requesting an adjustment from Section 12.02-C,1, to permit a minimum 7-foot front yard setback (27-foot setback from the northern property line) from the proposed 20-foot wide private street in lieu 20 percent of the depth of the lot for the proposed R1-1 zoned portion.

The community stated at the public hearing on March 4, 2014 and through subsequent letters that the project is too dense and too little guest parking is being proposed. Other concerns included traffic, noise, tree removal and construction matters.

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. The proposed 24 small lots are less than the 30-unit apartment that could be built under the RD3 Zone or a 36-unit apartment that could be developed with a zone change to R2. Also, the two-story height is significantly less than the 45-foot maximum permitted.

Mitigation measure have been conditioned for the project to circumvent concern regarding circulation, noise and construction. All protected trees shall be replaced on a 2:1 basis and all other trees on a 1:1 bases.