

CONDITIONS OF APPROVAL

A. Adjustment (LAMC 12.28-C)

1. **Height.** The project shall be permitted an over-height wall structure along its eastern and southern property lines up to a maximum height of 10'-0".
2. **Revised Plans.** The applicant shall revised the Plans related to the over-height wall structures along the eastern and southern boundaries as follows:
 - a. The wall structure (on the project side) shall include landscaping materials which will complement the project's dwelling including but not limited to clinging vines, bushes, shrubbery, and/or small trees.
 - b. The following materials shall be prohibited to be used on the wall structure including unfinished cinderblocks, chain link, wrought iron spears, and barbed wire.

B. Site Plan Review (LAMC 16.05)

1. **Site Development. Plot/Site Plan.** Prior to the issuance of any building permits for the subject project, detailed development plans including site and elevation plans, and including complete landscape and irrigation plans prepared by a licensed landscape architect or architect, shall be submitted for review and approval by the Department of City Planning for verification of compliance with the imposed conditions. The plans submitted to Building and Safety shall be revised in substantial conformance with this approval and shall be substantial conformance with the plans dated **September 17, 2014**, and labeled "**Exhibit B**", attached to the subject case file.
2. **Vehicular Access.** Vehicular driveway access to the project site shall be provided only by way of Woodley Avenue.
3. **Emergency Access Entrance Only (Chase Street).** Any entrance from Chase Street into the project site shall be limited to emergency vehicles only. No resident vehicles shall be permitted to enter or exit from this entrance. (**Exception:** Resident vehicle access may be permitted during a state of emergency or if there is a failure or condition on Woodley Avenue which denies reasonable access to and from the site.) Pedestrian access may be permitted from this Emergency Access Entrance.
4. **Appearance along Woodley Avenue.** A maximum of eleven (11) lots shall be permitted frontage along Woodley Avenue, including Lot 44 at the corner of Woodley Avenue and Chase Street. Development on these lots shall comply with the following:
 - a. *Articulation.* The facades of at least 7 the dwelling units shall be relieved by one or more variations that, in total, shall not be less than twenty (20) percent of the facade and shall have a minimum average depth of five (5) feet. The facades of the remaining 3 dwelling units along Woodley shall be relieved by one or more variations that, in total, shall not be less than twenty (20) percent of the facade and shall have a minimum average depth of 18 inches.
 - b. *Wall Structure.* A wall is permitted but shall be within five (5) feet of the property line along Woodley Avenue and shall be limited to the following:

- i. The maximum height shall be 8'-0".
 - ii. The entire wall shall avoid long expanses and incorporate openings, changes in materials, texture, and/or landscaping. Specifically, the wall shall be broken-up aesthetically with a minimum of eight pilasters, inclusive of a precast concrete cap, spaced throughout the length of the wall.
 - iii. The wall shall include landscaping materials which will compliment it including, but not limited to, clinging vines, bushes, shrubbery, and small trees. Specifically, a minimum 3-foot landscape strip shall be included between the back of sidewalk and the exterior face of wall and shall be planted with shrubs, vines and trees spaced so as to break-up the wall facade and create a "green wall". The wall will further be broken up with the placement of properly spaced, approximately 4 to 5-foot square, tree pockets that will be planted with large tree specimen.
 - v. The wall shall be designed with a stucco finish with the following materials prohibited on the structure including unfinished cinderblock, chain link, wrought iron spears, and barbed wire.
 - c. *Additional Limits for the Development of Lot No. 44 (corner lot at Woodley Avenue and Chase Street).* Lot No. 44 is central within the proposed development. As such, in addition to the limits established above in Conditions 4.a and 4.b, the development of Lot No. 44, per the applicant's plans (**Exhibit B**) shall comply with the following:
 - i. The lot must maintain a minimum lot width along Chase Street of 82 feet and a minimum lot width along Woodley Avenue of 73 feet.
 - ii. The second-story of any dwelling unit shall not encompass more than 75 percent of the building's footprint.
 - iii. The second-story portion of any dwelling shall have a distinctive building mass. No second-story street-facing wall shall run in a continuous plane of more than 20 feet without a window or a projection, offset, or recess of the building wall at least one foot in depth.
5. **Appearance along Chase Street.** A maximum of eight (8) lots shall be permitted frontage on Chase Street, excluding Lot No. 44 at the corner of Woodley Avenue and Chase Street. Additionally, the development on these lots shall comply with the following:
 - a. *Minimum Lot Dimensions.* Each lot shall have a minimum lot width of 65 feet as measured from the northern property line.
 - b. *Setback Requirements for Dwelling Units along Chase Street.* All dwelling units shall observe a minimum rear yard setback of 15 feet and shall provide a variation in setbacks with abutting dwelling units providing a minimum variation of three (3) feet, as measured from Chase Street property line to the furthest of the home's north facing walls.

- c. *Articulation*. The facades of the dwelling units shall be relieved by one or more variations that, in total, shall not be less than twenty (20) percent of the facade and shall have a minimum average depth of five (5) feet.
 - d. *Wall Structure*. A Wall is permitted but shall be within five (5) feet of the property line along Chase Street and shall be limited to the following:
 - i. The maximum height shall be 6'-6".
 - ii. The entire wall shall avoid long expanses, incorporate openings, provide changes in materials/textures, include landscaping, and be designed with articulations to give the appearance that individual dwellings face Chase Street. Specifically, the wall shall:
 - Be broken-up aesthetically with a minimum of ten pilasters, inclusive of a precast concrete cap, spaced throughout the length of the wall.
 - Have a functional, decorative entry way in front of each lot allowing pedestrian ingress and egress and each entry way may be enhanced with decorative sconces or trellises which may be permitted up to a maximum height of 8'-0".
 - iii. The wall shall include landscaping materials which will compliment it including but not limited to clinging vines, bushes, shrubbery, and small trees. Specifically, a minimum 5-foot landscape strip shall be included between the back of sidewalk and the exterior face of wall and shall be planted with shrubs, vines and trees spaced so as to break-up the wall facade and create a "green wall".
 - iv. The wall shall be designed with a stucco finish with following materials prohibited on the structure including unfinished cinderblock, chain link, wrought iron spears, and barbed wire.
 - e. *Landscaping (Trees)*. A minimum of one (1) shade tree shall be planted in front of each dwelling unit.
6. **Landscape Buffer**: A 5-foot wide landscape buffer shall be installed at the property's northern boundary along Chase Street. The buffer shall be planted with any one or combination of the following species trees:
- Morus – Mulberry
 - Prunus - Cherry
 - Gleditsia - Honey Locust
 - Arbutus - Strawberry Tree, Toyon
 - Cinnamomum - Camphor Tree
 - Olea - Olive (including fruitless)
 - Cercis - Redbud
 - Jacaranda
 - Eriobotrya – Loquat

These trees shall be spaced at 15 feet on center along with other trees, shrubs, and groundcover.

7. **Recreational Amenities.** Pursuant to the applicant's site plan (**Exhibit B.1**) and "Q" Condition No. A-3 of this approval, the areas designated as required Open Space Lots (other than lot "C") shall provide active recreational amenities including, but not limited to, benches, tables, play equipment, and other features designed to activate these designated open space areas.
8. **Solid Waste Recycling (Construction).** 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. 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.
9. **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.

--

FINDINGS

A. General Plan/Charter Findings

1. **General Plan Land Use Designation – Approval of Applicant’s Requested Plan Amendment.** The subject property is located within the area covered by 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 proposed Project site as Low Density Residential. However, the recommendation includes a General Plan Amendment to the Low Medium I Density Residential land use category. The zone change recommendation by City staff for the project site to the RD6 zone **IS CONSISTENT** with the land use designation of Low Medium I Density Residential and **IS IN SUBSTANTIAL CONFORMANCE** with the purposes, intent and provisions of the General Plan as reflected in the adopted community plan.

Additionally, the Mission Hills-Panorama City-North Hills Community Plan summarizes issues impacting the area and outlines planning and land use goals in the Community Plan area. Some of those issues are, but not limited to: 1) the compatibility between lower and higher density residential projects, 2) the need to preserve and enhance stable single-family neighborhoods, and 3) deterioration of the street scape.

The proposed project, as outlined by the applicant, not only adheres to the goals outlined in the Community Plan, but exceeds them. These are accomplished through site planning which incorporates an appropriate transition of lot sizes and dwelling units from those adjacent to the project to the east and north, to the more intense commercial and multiple-family uses on the south and southwest. Furthermore, the sites proposed landscaping, architecture, and enhanced front and rear home articulations are intended to complement the existing neighborhood, while pedestrian friendly streetscapes are designed to encourage walkability and a sense of community.

Additionally, the subject property is located in a transition area between "Low Residential" density housing to the north and the east, Low Medium II density zoned property (including zones RD1.5 and RD2) to the southwest. The proposed project at 73 dwelling units is consistent with the surrounding densities. In fact, the allowable density under a zone change to RD6 on the subject property would yield approximately 79 new dwelling units. The proposed project is proposing fewer dwelling units in order to allow for more common open space than otherwise is required by the Zoning Code, as well as the inclusion of larger lots along Chase Street and Eccles Street that are adjacent to the existing single-family homes.

Finally, consistent with a primary goal of the Community Plan, the proposed project would allow for the opportunity to bring quality new homes into the North Hills area. The project will be designed in a manner, with enhanced elevations, parks, open space, and specific design characteristics, that will preserve the existing community feel, while at the same time, enhance values in the North Hills community.

2. **General Plan Text.** The Community Plan text includes the following relevant land use goals, objectives, policies and programs related to the recommendation of a zone change to the RD6 zone within the existing Community Plan designation of Low Residential:

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

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.

Objective 1-1: Achieve and maintain a housing supply sufficient to meet the diverse economic needs of current and projected population.

Policies:

1-1.1 Maintain an adequate supply and distribution of multi-family housing opportunities in the Community Plan Area.

Program: The Plan Map identifies specific areas where multi-family residential development is permitted.

1-1.4 Protect the quality of the residential environment through attention to the physical appearance of communities.

Program: Design Guidelines and Standards for residential development are included in the Urban Design Chapter of the Community Plan.

Objective 1-2: Reduce automobile trips in residential areas by locating new housing in areas offering proximity to goods, services, and facilities.

Policies:

1-2.1 Locate higher residential densities near commercial centers and major bus routes where public service facilities, utilities and topography will accommodate this development.

Program: Maintain and continue the implementation of the City's Land Use/Transportation Policy.

Objective 1-3 Preserve and enhance the character and integrity of existing single and multifamily neighborhoods.

Policies:

1-3.1 Seek a high degree of compatibility and landscaping for new infill development to protect the character and scale of existing residential neighborhoods.

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

Objective 1-4: Provide a diversity of housing opportunities capable of accommodating all persons regardless of income, age or ethnic background.

Policies:

1-4.1 Promote greater individual choice in type, quality, price and location of housing.

Program: The plan promotes greater individual choice through its allocation of lands for a variety of residential densities.

1-4.4 Increase home ownership options by providing opportunities for development of townhouses, condominiums, and similar types of housing.

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 staff recommended project will meet the above goals, policies, and objectives of the Community Plan by providing much needed housing. In the current housing market where a number of housing products are available, a housing development of a detached design will provide a diversified housing stock for the City's growing population. The proposal will replace vacant under-utilized residential property with a Small Lot Subdivision that will provide ownership opportunities to the vicinity. The recommended project is within the scale of other developments in the area, especially to the north, east and west of the subject site. The staff recommendation to allow 73 dwelling units is consistent with the objectives of the Community Plan to provide more single-family housing opportunities.

B. Entitlement Findings (Zone Change, Site Plan Review, and Adjustment)

1. **Zone Change, L.A.M.C. Sec. 12.32.F:** The applicant's request is in conformance with the public necessity, convenience, general welfare, and good zoning practice.

There is a critical and well-documented demand for housing throughout the City of Los Angeles. To address these housing needs, the City of Los Angeles passed the Small Lot Subdivision Ordinance (Ordinance No. 176,354, effective January 31, 2005). The purpose of this ordinance is to enable ownership of fee simple single-family homes. The ordinance permits the subdivision of multi-family and commercially zoned properties into small single-family or townhome style lots by reducing the minimum lot size and side yard requirements and eliminating requirements for conventional street frontage.

The City of Los Angeles Small Lot Design Guidelines state as follows:

The City of Los Angeles has enacted the Small Lot Ordinance to allow the construction of fee-simple, infill housing on small lots in multi-family zones. The housing can take the form of single-family homes, duplexes, or triplexes. Small lot developments can offer a space-efficient and economically attractive alternative to the traditional condominium development.

Additionally, the ordinance offers a welcomed smart-growth alternative to the suburban single-family home. However, it brings a new set of spatial complexities...these spatial constraints and complexities require innovative design solutions.

Small lot design and layout is fundamentally a site planning challenge. It requires simultaneously addressing practical spatial requirements while creating high-quality

living environments...each home must exhibit a high level of design quality: well-articulated entries and facades, proportionate windows, quality building materials, contextual landscaping.

Each infill project, however small, must add to a vital and coherent public realm - streets and sidewalks that are pleasant, interesting, and comfortable to walk down. To do so, one must consider the three-dimensional relationship between the infill project and the street and sidewalk. Key variables to consider are: building siting and orientation, height and massing; articulation of facades and entryways; placement and type of street trees; landscaping and transitional spaces; and location of driveways and garages.

The subject property is General Planned "Low Residential" with corresponding zones of RE9, RS, RI, and RU. The property is located in a transition zone between "Low Residential" density housing to the north and the east, Low Medium II density zoned property (including zones RD1.5 and RD2) to the southwest. A zone change to RD6 on this property would yield a maximum of 79 new dwelling units; however, the proposed project at 73 units will allow for more common open space, oversized exterior lots along Chase Street and Eccles Street, and larger private front and rear yards for all dwelling units.

Additionally, the project will be developing all homes with a similar number of stories and height as the surrounding existing housing stock. In fact, all proposed dwelling units are limited to 2 stories within a maximum height of 30 feet.

Several development limitations have been conditioned to insure that this applicant, or any successor in interest, comply with the project's primary details as requested by the applicant. In particular, the project is limited to 73 dwelling units, required to maintain 3 Open Spaces Lots, maintain a height limit on all structures not to exceed 2 stories and 30 feet, and provide resident parking per the LAMC and guest parking at 0.5 spaces per unit.

Finally, pursuant to design recommendations, the project shall provide roofs with a minimum 4:12 (18.43 degrees). Flat and minimal sloping roofs are prohibited. It is also conditioned that the applicant integrate varied roof lines between structures in the development through the use of sloping roofs, modulated building heights, gables, dormers, or other innovative architectural solutions.

2. **Site Plan Review, L.A.M.C. Sec. 16.05:**

In granting an approval under LAMC Section 16.05-F, the decision-maker must make the following findings in the affirmative for a development project consisting of 50 or more dwelling units.

- a. *That the project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan.*

The proposed project is consistent with the relevant goals, objectives, policies, and programs of the General Plan. Goal No. 1 of the General Plan's Housing Element is, "Housing Production and Preservation." In support of this goal is Objective 1.1: "Produce an adequate supply of rental and ownership housing in order to meet current and projected needs." The General Plan's Housing Element includes the following relevant policies in support of this Objective: Policy 1.1.3, "Facilitate new

construction and preservation of a range of different housing types that address the particular needs of the city's households." In conformance with this Goal, Objective, and these Policies, the proposed project offers desirable, market-rate, residential dwelling units, providing a new, high-quality, ownership option that is currently unavailable in the local community.

Issues and Opportunities of the Community Plan

The project is located within the Mission Hills-Panorama City-North Hills Community Plan area. The proposed project is consistent with the relevant goals, objectives, policies, and programs of the Community Plan. As stated on page II-2 of the Community Plan, the intended role of Community Plans is, "...to promote an arrangement of land uses, streets, and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the people who live and work in the community. The plans are also intended to guide development in order to create a healthful and pleasant environment."

The proposed project addresses many of the relevant issues and opportunities identified on page 1-3 of the Community Plan as the most significant planning and land use issues and opportunities identified in the Community Plan area. Among the identified residential issues and opportunities are:

- **Need to preserve and enhance stable single family neighborhoods**

Consistent with the issues and opportunities noted above, the proposed project enhances the stable single-family neighborhood immediately to the north and east of the project site, and addresses the potential incompatibility between lower and higher density residential projects, by providing a desirable transitional buffer between the single-family neighborhood to the north and east of the project site and the more intensive activity and uses on the southern boundary of the property (truck yard) and southwest of the property across Woodley Avenue (apartments).

The project follows good planning principles by enlarging lot sizes along Chase Street and the eastern property boundary and enhancing rear elevations for exterior units. Setbacks from homes on the eastern boundary range from 21' to over 35 feet and rear yard trees for these lots have been plotted on the landscaping plan to provide an additional buffer. The project will be constructed in the traditional neighborhood manor and will contain pedestrian friendly sidewalks, common open space areas as well as ample private open space.

- **Lack of open space in apartment/condominium projects**

While the proposed project is not a single multiple-family structure (i.e., an apartment or condominium) nor does it have an open space requirement, it is planned to include an active Open Space Lot (Lot A) adjacent to a preserved oak tree, a well landscaped common area lot at the end of the "E" Drive (Lot B), and a landscaped water quality basin (Lot C). Two other passive future dedication lots are provided on the site, but not designated as separate lots nor can they be used for open space.

- **Scarcity of affordable housing**

The project will include market-rate single-family detached product. While it will not be necessarily affordable to all residents of the City, nor will it be restricted, it will add 73 single-family new housing units to an area that is currently served by older housing stock built primarily in the 1940's and 1950's.

- **Deterioration of the Street Scape**

The project will include all new infrastructure within the interior and off-site, including aesthetically appealing new internal streets, curbs, gutters and landscaping, and architecturally engaging homes within the community. The off-site improvements will be well landscaped per the landscape plan and provide an improvement to the streetscape of Woodley Avenue and Chase Street by adding greenery and integrating a new residential community with new housing stock, landscaping, and hard scape where there is currently a vacant lot.

- **Lack of maintenance of existing housing stock, particularly rented multiple family projects**

The project will be single-family detached product, the addition of new housing product will immediately improve the visual characteristics of the neighborhood. Additionally, it is anticipated that a project will be governed by a homeowners association which will oversee the maintenance of the exterior of the property and some interior common areas, as well as enforce rules and regulations and ensuring that the landscaping and the homes within the community will remain attractive and well-kept.

- **Compatibility between lower and higher density residential projects**

The project will be located within an existing residential neighborhood bordered by single-family detached homes to the north and east and higher density uses or planned uses to the west and south in the form of attached dwelling units across Woodley Avenue and truck yard to the south. As the project will be located between these two vastly different residential densities and an industrial use to the south, the proposed site plan has been designed to appropriate transition lot sizes between these varying uses. The RD6 zone allows for the flexibility to provide varying lot sizes and varying yard setbacks so that lots within the project are compatible with the surrounding uses.

Goals, Policies and Objectives of the Community Plan

Specific goals, policies and objectives of the Community Plan demonstrate that the project is in substantial conformance with the purposes, intent and provisions of the General Plan. These include:

Goal 1 states that projects provide a "...safe, secure, and high quality residential environment for all economic, age, and ethnic segments of the community." As described in detail above, the proposed project offers 73 desirable, market-rate, residential dwelling units providing a new, high-quality, ownership option that is currently unavailable in the surrounding areas of the community.

Policy 1-1.1 states that there are designated "...specific lands to provide for adequate multi-family residential development." As shown on the Community Plan map, the Subject Property is designated for Low Density Residential. The subject property is an ideal location for moderate density detached housing and the RD zone allows for the transition from larger lots on the exterior of the site to moderate sized lots throughout other portions of the property.

Policy 1-1.3 that it is necessary to "...protect existing stable single-family and low density residential neighborhoods from encroachment by higher density residential and other incompatible uses." Unlike a previous commercial proposal on the subject property, the proposed site plan is 100% residential and offers a reasonable transition from higher density uses to the south and west to lower density to the north and east. Lots along the northern and eastern boundaries are larger and appropriately blend with the RS zone. Yard setbacks on the eastern boundary also take into account adjacent neighbors

Policy 1-1.5 states that it is necessary to "...maintain at least 77% of designated residential lands for single-family uses." One hundred percent (100%) of the homes on the subject property will be detached single-family homes and by processing the project as a Small Lot Subdivision, fee simple ownership versus a condo map can be offered to buyers.

Objective 1-5 of the Community Plan states that it is necessary to "...promote and ensure the provision of adequate housing for all persons regardless of income, age, or ethnic background." The proposed project is consistent with the relevant policies promoting this Objective. All of the homes are designed with downstairs bedrooms which will appeal to multigenerational families and will allow families to stay in their homes even as they get older. Further, by having the flexibility of the RD6 zone, portions of the home can be pushed forward allowing for larger rear yard space.

Policy 1-5.1 states that new housing "...promote greater individual choice in type, quality, price, and location..." The proposed project offers 73 desirable, market-rate, residential dwelling units providing a new, high-quality, ownership housing option that is currently unavailable in the surrounding areas. Most housing stock in the area is older and the proposed product is designed taking into account what today's buyers are looking for new, modern homes in a planned community.

Policy 1-5.3 wants to ensure "...that new housing opportunities minimize displacement of the residents..." The proposed project redevelops a vacant site with an attractive residential project that displaces no residents.

Goal 4 designates that adequate "...recreation and park facilities which meet the needs of the residents in the area..." are provided. In support of this goal, the subject project includes several Open Space Lots as well as ample pedestrian sidewalks and walkways for residents throughout the development. Additionally, each dwelling unit has private rear and front yards similar to those in the surrounding area.

Design Standards

With respect to the Community Plan's Urban Design Guidelines, the proposed project is consistent with many of the relevant guidelines as detailed below:

Site Planning: "Units shall be designed around a landscaped focal point." The project includes the preservation of a large oak tree which will be a focal point of the

community. Towards this goal, this area will have "usable open space for outdoor activities, especially for children" in the form of Open Spaces Lots. Also, the project will have direct pedestrian access to and from the site via Woodley Avenue and Chase Street. In fact, both Chase Street and Woodley will be improved with enhanced pedestrian walkways and landscaping as illustrated on the project's landscape plan, planting plan and streetscape renderings.

Design: "The design of all buildings shall be of a quality and character that improves community appearances by avoiding excessive variety or monotonous repetition." The subject property achieves this through the following guidelines:

- Building articulations and recesses to break-up long, flat building facades and walls. Through the RD6 zone, portions of the home can be pushed forward so as to allow for a less garage dominated streetscape and increased rear yards. Further, it allows for less massing on the second floor of the homes which in turn adds articulation to both the front and rear elevations. Lastly, the project has landscaped carve-outs in exterior wall along Woodley Avenue for larger trees to add a uniqueness to the project.
- Utilizing complementary building materials on building facades. The proposed elevations take into account the use of stone, wood siding, brick and other materials to enhance the interior and exterior streetscape.
- Incorporating varying design to provide definition for each floor. The subject site will have 13 unique elevation styles which will greatly enhance the streetscape.
- Requiring decorative, masonry walls to enclose trash. Each home will have individual trash containers and collection service.

Additional Site Design Considerations

Finally, several conditions have been imposed on the Site Plan Review request based upon considerations derived from the Small Lot Subdivisions Guidelines and consultation with the Urban Design Studio and the Professional Volunteer Program (PVP). In particular, the project is conditioned to provide greater articulation and fenestration of those units on the edges and corners of the project site. In particular, those dwelling units along Chase Street have been conditioned to be designed to embrace their frontage along that street even though technically those dwelling unit's facades and open space areas are the back of those lots. As such, this gives the appearance along Chase Street that these eight homes are front yards with individual pedestrian access points. This is accomplished through a variety of techniques including building articulation, minimum lot widths and depths, fence design, paving, landscaping, variable setbacks, and window and door design.

Additionally, further limits have been placed for the development of Lot No. 44 at the corner lot at Woodley Avenue and Chase Street. Lot No. 44 is the central dwelling unit within the proposed development and will be the signature lot within the development. The development will be defined externally by overall how this lot is developed. The dwelling unit is conditioned to provide distinctive elements especially on the second-floor of the dwelling.

Also, the lots along Woodley Avenue have been defined by additional design considerations similar to those along Chase Street. The conditions are designed to delineate and enhanced the development's presence along Woodley Avenue. Since

Woodley Avenue is a major thoroughfare, the end result of this redesign should be to create a development which will embrace its surroundings and encourage greater activity.

Finally, the project has been conditioned to provide vehicular access only from Woodley Avenue with an emergency access only on Chase Street. This design of the internal and external circulation will direct traffic to and from the development onto the major thoroughfare and to discourage additional traffic into the existing single-family areas along Chase Street. The applicant will be providing a traffic signal at their Woodley Avenue main entrance for enhanced vehicular and pedestrian safety consistent with the revised DOT letter dated March 5, 2015.

- b. *That the project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements, that is or will be compatible with existing and future development on adjacent properties and neighboring properties.*

The project site is located in a transitional area between an industrial truck yard use to the south (zoned RD2), higher density residential to the west (zoned RDI.5 and RD2) and single-family residential to the north and east. Further, the site is located adjacent to a major arterial highway to the west (Woodley Avenue). Accordingly, the RD6 zone that we are applying for allows for a thoughtful transition between these uses and allows for varying lot sizes so as to be compatible with the surrounding uses as well as to be marketable to future homebuyers.

Density: Lot sizes along Chase Street and the eastern boundary are larger and have a minimum width of 65 feet. This is compatible with many homes on Chase Street, Community Street, Eccles Street or Gaynor Avenue. Lot sizes on the other lots within the subject property exceed the existing or zoned density to the south or east of the subject site.

Setbacks: Rear yard setbacks for homes on Chase Street and on the eastern boundary range from 21 feet to 55 feet. Rear yard setbacks along Woodley Avenue also range from 20 feet up to 40 feet.

Architecture:

- *Articulation in Design.* Given the flexibility the RD6 zone provides, portions of the dwelling units can be pushed forward and therefore the proposed floor plans are less boxy. Downstairs bedrooms become easier to provide without the need to push the homes back or to make them boxy on the second level to make up square footage. This results in an interior streetscape that is not garage dominated and better articulation on both the first and second stories of the home.
- *Building Heights.* Two story homes are proposed at the subject site and up to 30 feet in height. As mentioned above, given the flexibility the RD6 zone allows, better articulation on the second level is possible. Numerous homes surrounding the subject property are two stories in height while the attached dwelling units across Woodley are three stories. Visual massing is further diminished through the use of landscaping.

- *Building materials.* Enhanced front and rear elevations have been designed with the use of high-end materials such as stone, brick, and wood siding.
- *Pedestrian-Friendly Exterior Design.* While rear yards back up to Woodley Avenue and Chase Street so as to allow for privacy and security, the dwelling units are designed to look as though they front onto the street. In particular, homes along Chase Street are designed to have a tall pedestrian doors with access to the rear yard which meets the intent of enhancing the streetscape and offering a pedestrian-friendly streetscape. Dwellings units along Woodley Avenue will have enhanced rear elevations and a well landscaped setback and vine covered wall.

Landscaping, Walls and Lighting:

- *Exterior Landscaping.* The external streets have designed to allow for two rows of trees so as to improve the feel of the community and provide enhanced pedestrian walkways in the overall neighborhood.
- *Open Space.* The project is designed with one active park. Two additional Open Space Lot areas are provided with one as an enhancement to the project entry and the other serving as a landscaped water quality control basin.
- *Walls.* All exterior walls are designed as "green walls" with trees, vines and shrubs as shown on the landscape plan, planting plan and streetscape images based on feedback from the neighborhood. The proposed rear wall height along Woodley Avenue is 8'. It will be broken up by landscaped cut-outs to allow for larger trees to add interest and articulation to the wall. The proposed rear wall height along Chase is proposed to be up to 6'6" from the pad elevation which is consistent in height to many existing walls and fences along the street. The wall along Chase Street will be broken up by pedestrian gates and sconces that give the appearance that the homes are fronting onto the street and still provide privacy to homeowners.
- *Planting Plan.* Plants organized in hydro zones where species requiring similar water requirements are grouped together so as to conserve water.
- *Screening and Shade Zones.* Rear yard trees have been accounted for on all of the eastern and southern lots within the project to provide shade as well as to offer privacy to both the subject site and to for the benefit of neighbors. Ample exterior trees along Chase Street and Woodley Avenue will also provide privacy and shade to homes along these streets.
- *New Trees.* Included in the common area landscape areas described above, the proposed project provides over 250 trees, inclusive of proposed street trees.
- *Lighting.* The exterior of the site will be lit for security purposes and also to enhance landscaping or design features. The lighting will be consistent with residential standards. The wall along Chase Street has been designed with sconces on pilasters and up lights will be included in select areas on the exterior and interior of the project.

Parking:

All of the proposed floor plans offer two and three car garages. With the present unit mix, there will be a minimum of 146 resident parking spaces provided within garages (subject to change based upon homebuyer options for a 3-car garage). Further, all homes offer two car driveways (again subject to change based upon homebuyer option for a 3 car garage). This results in an additional 146 guest parking spaces (based on the current unit mix). Lastly, there will be approximately 29 guest spaces on the interior streets. This yields a total of 321 parking spaces within the project.

Other Improvements:

- Street Dedication of 2 feet is proposed for both Chase Street and Woodley Avenue.
 - A Zoning Administrator's Adjustment has been requested to allow for up to a 10' wall along the eastern and southern boundaries. The wall to the south will provide an additional buffer between the existing truck parking and the subject homes so as to limit noise and increase privacy. This area also includes new trees planted in the rear yards of these lots. The wall to the east is to account for possible retaining walls that may be needed and also to provide an additional privacy to the residents on Eccles Street, Community Street and Gaynor Avenue. The wall will also serve as an additional noise barrier from the truck yard to the south of the subject project.
- c. *That any residential project provides recreational and services amenities to improve habitability for its residents and minimize impacts on neighboring properties.*

As described in detail below, the proposed project contains both recreational and open space areas. The proposed project's Open Space is designed with passive recreation areas at Lots B & C and active recreation in Lot A which contains a tot lot for children. The proposed project also includes benches, tables, preservation of an existing oak tree adjacent to the tot lot and various pedestrian linkages throughout the project and to the exterior streets. With regard to Common Open Space, the proposed project contains a total of 73 homes of which all are currently designed to contain more than 3 habitable rooms. While there is a requirement for dwelling units of this size to provide a minimum open space of 200 square feet per lot, there is no such requirement for Small Lot Subdivisions. Nevertheless a total of 19,025 square feet of Common Open Space is provided for in the project as described below.

- Lot A - Tot Lot (11,999 square feet)
- Lot B - Passive landscaped area at end of "E" Drive (7,026 square feet)
- Lot C – Passive landscaped area serving as a water control basin (8,754 square feet)

The Open Space calculation excludes and additional 12,198 square feet in interior sidewalks. Minimum rear yards range from 14 to 25 feet in various areas however most lots have been plotted with yards that exceed the minimums. This will make the subject homes more marketable to young families and increase the quality of living within the community.

As described above, the proposed project provides a variety of recreational amenities to improve habitability for its residents, and the proposed project's recreational and open space have been located so as to minimize any potential

impacts on neighboring properties. Further, the proposed project exceeds the Open Space requirements of LAMC Section 12.21 G.2.

3. **Adjustment, L.A.M.C. Sec. 12.28-A:**

In granting an approval of an **Adjustment** to permit a fence, wall, gate, hedge, light fixture, or other appurtenance to 10 feet high in a required yard or setback area, the following findings must be made in the affirmative:

- a. *That while site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms with the intent of those regulations.*

The project is located on 10.97 acres of land. As a result, the overall development of the site complies with the LAMC provisions related to fence height. The locations where the applicant is requesting the adjustments for greater fence height are areas of the site which are either adjacent to an existing commercial truck yard use (southern property line) or existing single-family homes (eastern property line). The applicant is proposing the greater fence height on both the southern edge and eastern edge to both protect their future residents from the impacts of the adjacent truck yard and to protect the existing single-family homes from the impacts of their development. Additionally, due to the slope of the property, the wall on the eastern boundary is designed to provide for additional augmentation both as a wall and a retaining wall. In both cases, the applicant could comply with the Code and provide a compliant fence height; however, strict adherence would result in a project with impacts that could not be completely mitigated.

- b. *That in light of the project as a whole, including any mitigation measures imposed, the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.*

Typically, walls, when in character with their surroundings, are not detrimental to the public welfare or injurious to adjacent properties. The design of the walls are similar to existing structures along both Woodley Avenue and Chase Street. Also, the design, location, and height of the subject walls and fence would not cause shade/shadow impacts, create an area that conceals potential criminals, and would not obstruct the public right-of-way. Additionally, these walls will not jeopardize the visibility and safety of pedestrians and motorists travelling on any streets or highways. The maximum 10-foot tall wall structures in the side and rear yards will also not obstruct any access or views of abutting property owners. The walls will be of an adequate material to provide enough visual and auditory screening between neighboring properties, and have been designed at the height necessary in order to maintain a wall on the subject property for the purpose of privacy. The project does not present any adverse impacts based on a consideration of environmental effects and appropriateness of materials, design and location of any proposed fence or wall, including any detrimental effects on the view which may be enjoyed by the occupants of adjoining properties, and security on the subject property which the walls would provide.

- c. *That the project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan and any applicable specific plan.*

The General Plan and Community Plan are silent regarding wall requirements and defers to the provisions of the Los Angeles Municipal Code. Generally, the Plan supports the maintenance and upgrading of residential areas and seeks to promote good design and to ensure public safety. The design of the proposed wall and accompanying landscaping will have an aesthetically desirable appearance, consistent with Community Plan objectives to protect the character of existing residential neighborhoods. Maintenance of an over-in-height wall to a maximum of 10-feet in height, will allow for adequate privacy and security without creating either a significant “fortress effect” in the eastern and southern portions of the development. The proposed walls will not be a detriment to adjacent neighbors. The granting of the request, as conditioned, will not adversely affect any elements of the General Plan and will be in conformance with the intent and purpose of the General Plan.

Lastly, the project is not located in a part of the City governed by a specific plan.

C. CEQA Findings

Environmental. Environmental. A Mitigated Negative Declaration (ENV-2014-943-MND) was prepared for the proposed Project. The Department of City Planning published Mitigated Negative Declaration for the proposed Project on **December 4, 2014**, with the comment period ending on **December 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 listed as Environmental Conditions in this report, there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. Other identified potential impacts not specifically mitigated by these conditions are already subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

Finally, pursuant to California State Public Resources Code Section 21081.6 and the California Environmental Quality Act, the applicant and any future owners, successors, heirs or assigns are conditioned to provide the Planning Department with status reports for assessing and ensuring the efficacy of the mitigation measures (environmental conditions) required herein.