



**PLANNING DEPARTMENT TRANSMITTAL  
TO THE CITY CLERK'S OFFICE**

<b>CITY PLANNING CASE:</b>	<b>ENVIRONMENTAL DOCUMENT:</b>	<b>COUNCIL DISTRICT:</b>
APCSV-2015-1978-ZC	ENV-2015-1975-MND	3 - Blumenfield
<b>PROJECT ADDRESS:</b>		
19141-19215 W. Saticoy Street and 19140-19200 West Lull Street		
<b>APPLICANT/REPRESENTATIVE:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Carl Steinberg, Williams Homes 21080 Center Pointe Pkwy Santa Clarita, CA 91350	(661) 222-9207x119	CSteinberg@williamshomes.com
<input type="checkbox"/> <b>New/Changed</b>		
<b>APPELLANT/REPRESENTATIVE:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
N/A		
<b>PLANNER CONTACT INFORMATION:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Oliver Netburn	(213) 978-1382	Oliver.netburn@lacity.org
<b>APPROVED PROJECT DESCRIPTION:</b>		
<p>The project involves the merger and re-subdivision of nine (9) lots into 16 lots and the construction, use and maintenance of 16 new single-family dwellings. Each of the lots would include a minimum of two (2) covered parking spaces. The project would include extending and improving Lull Street and the public alley between Lull and Saticoy Streets by approximately 450 feet.</p>		

**COMMISSION ACTION(S) / ZONING ADMINISTRATOR ACTION(S): (CEA's PLEASE CONFIRM)**

1. **Adopted** the attached Findings.
2. **Denied** a Zone Change from RA-1 to R1-1.
3. **Recommended** that the City Council **approve** a Zone Change from RA-1 to (T)RS-1.
4. **Found**, based on its independent judgment, after consideration of the entire administrative record, that the Project was environmentally assessed in Mitigated Negative Declaration No. ENV-2015-1975-MND.
5. **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.
6. **Advised** the applicant that pursuant to State Fish and Game Code Section 711.4, 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.

**ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION:**

Zone Change

**FINAL ENTITLEMENTS NOT ADVANCING:**

None

**ITEMS APPEALED:**

None

ATTACHMENTS:	REVISED:	ENVIRONMENTAL CLEARANCE:	REVISED:
<input checked="" type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption	<input type="checkbox"/>
<input checked="" type="checkbox"/> Findings of Fact	<input type="checkbox"/>	<input type="checkbox"/> Negative Declaration	<input type="checkbox"/>
<input type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input checked="" type="checkbox"/> Mitigated Negative Declaration	<input type="checkbox"/>
<input checked="" type="checkbox"/> Conditions of Approval	<input type="checkbox"/>	<input type="checkbox"/> Environmental Impact Report	<input type="checkbox"/>
<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Mitigation Monitoring Program	<input type="checkbox"/>
<input checked="" type="checkbox"/> Zone Change Map	<input type="checkbox"/>	<input type="checkbox"/> Other _____	<input type="checkbox"/>
<input type="checkbox"/> GPA Resolution	<input type="checkbox"/>		
<input type="checkbox"/> Land Use Map	<input type="checkbox"/>		
<input type="checkbox"/> Exhibit A - Site Plan	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Mailing List	<input type="checkbox"/>		
<input type="checkbox"/> Land Use	<input type="checkbox"/>		
<input type="checkbox"/> Other _____	<input type="checkbox"/>		

**NOTES / INSTRUCTION(S):**

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. Any appeal not filed within the 20-day period shall not be considered by the Council.

**FISCAL IMPACT STATEMENT:**

Yes

No

\*If determination states administrative costs are recovered through fees, indicate "Yes".

**PLANNING COMMISSION:**

- City Planning Commission (CPC)
- Cultural Heritage Commission (CHC)
- Central Area Planning Commission
- East LA Area Planning Commission
- Harbor Area Planning Commission

- North Valley Area Planning Commission
- South LA Area Planning Commission
- South Valley Area Planning Commission
- West LA Area Planning Commission

**PLANNING COMMISSION HEARING DATE:**

December 10, 2015

**COMMISSION VOTE:**

4 - 1

**LAST DAY TO APPEAL:**

**APPEALED:**

**TRANSMITTED BY:**

Randa Hanna

**TRANSMITTAL DATE:**



# SOUTH VALLEY AREA PLANNING COMMISSION

200 N. Spring Street, Room 532, Los Angeles, California, 90012-4801, (213) 978-1300

[www.planning.lacity.org](http://www.planning.lacity.org)

JAN 11 2016

Determination Mailing Date: \_\_\_\_\_

**CASE: APCSV-2015-1978-ZC**

**CEQA: ENV-2015-1975-MND**

**Council District: 3 - Blumenfield**

**Location: 19141-19215 W. Saticoy Street and  
19140-19200 West Lull Street**

**Plan Area: Reseda – West Van Nuys**

**Zone: RA-1**

**Request: Zone Change**

**Applicant:** Carl Steinberg, Williams Homes  
Representative: Same

At its meeting on **December 10, 2015**, the **South Valley Area Planning Commission** took the following action:

1. **Adopted** the attached Findings.
2. **Denied** a Zone Change from RA-1 to R1-1.
3. **Recommended** that the City Council **approve** a Zone Change from RA-1 to (T)RS-1.
4. **Found**, based on its independent judgment, after consideration of the entire administrative record, that the Project was environmentally assessed in Mitigated Negative Declaration No. ENV-2015-1975-MND.
5. **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.
6. **Advised** the applicant that pursuant to State Fish and Game Code Section 711.4, 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 Kim  
**Ayes:** Commissioners Beatty and Cochran  
**Nays:** Commissioner Mather

**Vote: 4 - 1**

  
\_\_\_\_\_  
Randa M. Hanna, Commission Executive Assistant  
South Valley Area Planning Commission

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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. 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 North Figueroa Street, Fourth Floor, Los Angeles, or at 6262 Van Nuys Boulevard, Room 251, Van Nuys. Forms are also available on-line at [www.planning.lacity.org](http://www.planning.lacity.org).

FINAL APPEAL DATE:       FEB 01 2016      

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: (T) Conditions, Findings, Ordinance, Zone Change Signature Sheet, and Zone Change Map

C: Notification List  
Oliver Netburn

## **CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL**

Pursuant to Section 12.32-G of the Municipal Code, the (T) Tentative Classification shall be removed by the recordation of a final parcel or tract map or by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

Dedication(s) and Improvement(s). Prior to the issuance of any building permits, the following public improvements and dedications for streets and other rights of way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation, Fire Department (and other responsible City, regional and federal government agencies, as may be necessary):

### Responsibilities/Guarantees.

1. As part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.
2. Bureau of Engineering. Prior to issuance of sign offs for final site plan approval and/or project permits by the Department of City Planning, the applicant/developer shall provide written verification to the Department of City Planning from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to project design required by a public agency shall be documented in writing and submitted for review by the Department of City Planning.
  - a. That a 2-foot wide strip of land be dedicated along Saticoy Street adjoining the tract to complete a 45-foot wide half right-of-way in accordance with Secondary Highway Standards.
  - b. That a 30-foot wide public street right-of-way be dedicated along Lull Street adjoining the tract to complete a 60-foot and variable width right-of-way.
  - c. That 20-foot wide public alley right-of-way be dedicated within the tract property and as shown on the tentative map including a 10-foot by 10-foot property line alley corner cut at the intersection with the existing ally adjoining the tract all satisfactory to the Valley District Engineering Office.
  - d. That a public street easement for public turning area be dedicated along Lull Street adjoining the tract substantially as shown on the vesting tentative map stamp dated May 26, 2015 and on alignment satisfactory to the Valley District Engineering Office.
  - e. That any fee deficit under Work Order No. EXT00614 expediting this project be paid.
  - f. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
    - (1) Improve Lull Street being dedicated adjoining the subdivision by the construction of the followings:
      - i. A concrete curb, a concrete gutter, and a 5-foot concrete sidewalk and landscaping of the parkway.
      - ii. Suitable surfacing to join the existing pavements and to complete an 18 to 20-foot and variable width half roadway (38-foot total roadway).
      - iii. Any necessary removal and reconstruction of existing improvements.

- iv. The necessary transitions to join the existing improvements.
- (2) Improve Saticoy Street by reconstruction of the existing and to provide a new 12-foot wide full-width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvements.
- (3) Improve both alleys (existing alley and the new proposed alley) adjoining the tract by construction of 20-foot wide alley roadways with 2-foot wide center longitudinal concrete gutters all satisfactory to the Valley District Engineering Office.
- (4) Improve the public street easement turning area satisfactory to the Valley District Engineering Office.
- (5) Construct the necessary on-site mainline sewers satisfactory to the City Engineer.

## FINDINGS

### General Plan/Character Findings

#### 1. General Plan.

- a. **General Plan Land Use Designation.** The subject property is located within the area Reseda-West Van Nuys Community Plan, amended by the City Council on November 17, 1999. The plan map designates the subject property as Low Residential land use with the corresponding zones of RE9, RS, R1, RU, RD6 and RD5. The requested Zone Change to the R1-1 Zone and the recommended Zone Change to the RS-1 Zone are both consistent with the current Low Residential land use designation.
- b. **Land Use Element.**

**Reseda-West Van Nuys Community Plan.** The Community Plan text includes the following relevant land use objectives and policies:

Objective 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.

Policy 1-1.3: Protect existing stable single family and low density residential neighborhoods from encroachment by higher density residential and other incompatible uses, especially the RA-1 zoned lots.

The requested Zone Change to the R1-1 Zone and the recommended Zone Change to RS-1 both double the allowable number housing units from what is currently permitted from 7 units to 16 units and 14 units, respectively. Nonetheless, the requested Zone Change to R1-1 does not protect the existing single-family neighborhood from new, out-of-scale development, nor does it protect the existing stable single-family and low density neighborhood from encroachment of a higher density residential uses.

The subject property is located within the Reseda Ranch community which is bounded roughly by Roscoe Boulevard on the north, Saticoy Street from Aliso Creek to Tampa Avenue and Strathern Street from Tampa Avenue to Corbin on the south, Aliso Creek on the east and Tampa Avenue from Saticoy Street to Strathern Street and Corbin from Strathern Street to Roscoe Boulevard on the west. The neighborhood is comprised of approximately 9,995 parcels formed with 426 different parcel or tract maps.

With the exception of a large pocket of properties just west of Tampa Avenue, the predominant land use designation in Reseda Ranch is Very Low I Residential, with corresponding zones of RE20 and RA. Within those remaining portions of Reseda Ranch which are designated Low Residential, which has corresponding zones of RE9, RS, R1, RU, RD6 and RD5, the predominant zoning is RS, with a few RE9 and R1 zones.

Reseda Ranch is further distinguished from other surrounding neighborhoods, including south of Saticoy, in that it is identified under ZI No. 2438 (Equine Keeping in the City of Los Angeles) as a community with a long tradition of equine keeping, which contributes to its distinctive character and quality-of-life.

The requested R1 Zone would allow a minimum lot size per unit of 5,000 square feet with minimum lot widths of 50 feet. The front yard setback would not be required to exceed 20 feet and the minimum required rear yard would be 15 feet. The maximum permitted Floor Area Ratio (FAR)



within the R1 Zone would be .5:1, or .45:1 if the lot is greater the 7,500 square feet. R1 Zone would yield 16 legal lots on the subject property for the development of 16 single-family dwellings.

The recommended RS Zone would allow a minimum lot size per unit of 7,500 square feet with minimum lot widths of 60 feet. The front yard setback would not be required to exceed 25 feet and the minimum required rear yard would be 20 feet. The maximum permitted Floor Area Ratio (FAR) within the RS Zone would be .45:1, or .4:1 if the lot is greater the 9,000 square feet. The RS Zone would yield 14 legal lots on the subject property for the development of 14 single-family dwellings.

The resulting development pattern and distinction of the R1 Zone from the RS Zone would be larger homes as a proportion of their lots size, with small front and rear yard setbacks.

The request to the R1-1 Zone, while consistent with the land use designation, is not consistent with the general development pattern on the Reseda Ranch community and would result in out of scale development of a higher density residential use in an existing stable single-family and low density neighborhood.

Conversely, the RS Zone would result in a development pattern consistent with the existing development pattern within the Reseda Ranch community. As discussed above, the predominance of properties within the Reseda Ranch community are zoned RE20, RA, or RS. The RS Zone would ensure that the size of the lots, required setbacks and the size of homes as a proportion of their lots size is similar to the existing development.

- c. The **Framework Element** for the General Plan (Framework Element) was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide polices regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Framework Element includes the following goals, objectives and policies relevant to the instant request:

Goal 3B: Preservation of the City's stable single-family residential neighborhoods.

Objective 3.5: **Ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development.**

Policy 3.5.2: Require that new development in single-family neighborhoods maintains its predominant and distinguishing characteristics such as property setbacks and building scale.

The subject property is located within the Reseda Ranch community which is bounded roughly by Roscoe Boulevard on the north, Saticoy Street from Aliso Creek to Tampa Avenue and Strathern Street from Tampa Avenue to Corbin on the south, Aliso Creek on the east and Tampa Avenue from Saticoy Street to Strathern Street and Corbin from Strathern Street to Roscoe Boulevard on the west. The neighborhood is comprised of approximately 9,995 parcels formed with 426 different parcel or tract maps.

With the exception of a large pocket of properties just west of Tampa Avenue, the predominant land use designation in Reseda Ranch is Very Low I Residential, with corresponding zones of RE20 and RA. Within those remaining portions of Reseda Ranch which are designated Low Residential, which has corresponding zones of RE9, RS, R1, RU, RD6 and RD5, the predominant zoning is RS, with a few RE9 and R1 zones. The subject site is within this area that is predominantly zoned RS.

Reseda Ranch is further distinguished from other surrounding neighborhoods, including south of Saticoy, in that it is identified under ZI No. 2438 (Equine Keeping in the City of Los Angeles) as a community with a long tradition of equine keeping, which contributes to its distinctive character and quality-of-life.

The requested R1 Zone would allow a minimum lot size per unit of 5,000 square feet with minimum lot widths of 50 feet. The front yard setback would not be required to exceed 20 feet and the minimum required rear yard setback would be 15 feet. The maximum permitted Floor Area Ratio (FAR) within the R1 Zone would be .5:1, or .45:1 if the lot is greater the 7,500 square feet. R1 Zone would yield 16 legal lots on the subject property for the development of 16 single-family dwellings.

The recommended RS Zone would require larger minimum lot size per unit of 7,500 square feet with larger minimum lot widths of 60 feet and a larger minimum rear yard setback of 20 feet. The maximum permitted Floor Area Ratio (FAR) within the RS Zone would be less than the R1 with an FAR of .45:1, or .4:1 if the lot is greater the 9,000 square feet. The RS Zone would yield less lots, 14, on the subject property for the development of less single-family dwellings, 14, than the R1 Zone.

The resulting development pattern and distinction of the R1 Zone from the RS Zone would be larger homes as a proportion of the lot size, with smaller rear yard setbacks.

The request for the R1-1 Zone, while consistent with the land use designation, is not consistent with the general development pattern within the area's portion the Reseda Ranch community, which has a predominant RS zoning pattern.

Conversely, the RS Zone would result in a development pattern consistent with the existing development pattern within the Reseda Ranch community. As discussed above, the predominance of properties within the Reseda Ranch community is zoned RE20, RA, or RS. The RS Zone would ensure that the size of the lots, required setbacks and the size of homes as a proportion of the lot size is comparable to the existing development

- d. The **Housing Element** of the General Plan will be implemented by the recommended action herein. The Housing Element is the City's blueprint for meeting housing and growth challenges. It identifies the City's housing conditions and needs, reiterates goals, objectives, and policies that are the foundation of the City's housing and growth strategy, and provides the array of programs the City has committed to implement to create sustainable, mixed-income neighborhoods across the City. The Housing Element includes the following objectives and policies relevant to the instant request:

Goal 1: Housing Production and Preservation.

Objective 1.1: Produce an adequate supply of rental and ownership housing in order to meet current and projected needs.

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.

Objective 1.4: Produce an adequate supply of rental and ownership housing in order to meet current and projected needs.

Policy 1.4.1: Streamline the land use entitlement, environmental review, and building permit processes, while maintaining incentives to create and preserve affordable housing.

The Zone Change to either the RS or the R1 Zone would implement the Housing Element by increasing the housing supply while in line with the current land use designation. While the change to the RS Zone is more restrictive than the R1 Zone, the loss of large lots outweighs the benefit of such a modest increase in density.

The recommended RS Zone achieves the production of new ownership housing, meeting the needs of the city, while ensuring a range of different housing types (large-lot single-family) that address the particular needs of the city's households.

Furthermore, as the subject property has obtained approval Vesting Tract Map No. 73334, adopting the Zone Change to the RS Zone will streamline the building permit processes by enabling 14 new single-family homes to be developed at once, as opposed in through individual entitlement processes.

- e. The **Mobility Element** of the General Plan (Mobility Plan 2035) will be implemented by the recommended action herein. Saticoy Street is an Avenue II (Secondary Highway) in the Mobility Element of the General Plan and dedicated to a width of 86 feet and improved with asphalt roadway and concrete curb, gutters and a sidewalk. The project will be required to dedicate a 2-foot wide strip of land be along Saticoy Street adjoining the property to complete a 45-foot wide half right-of-way. A condition to require the 2-foot dedication of land and necessary improvements to complete the right-of-way has been included in this approval.

Saticoy Street is not included in any of Mobility Plan 2035's "Enhanced" Networks (i.e. the Bicycle Enhanced Network, the Transit Enhanced Network, the Neighborhood Enhanced Network and the Vehicle Enhanced Network).

- f. The project will be consistent with the **Sewerage Facilities Element** of the General Plan. While the sewer system might be able to accommodate the total flows for the proposed project, further detailed gauging and evaluation may be needed as part of the permit process to identify a specific sewer connection point. If the public sewer has insufficient capacity then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Treatment Plant, which has sufficient capacity for the project.

### Entitlement Findings

#### 2. Pursuant to Section 12.32-C of the Municipal Code, the zone change is in conformance with the public necessity, convenience, general welfare and good zoning practice.

- a. Public Necessity: On April 8, 2015, Mayor Eric Garcetti released L.A.'s first-ever Sustainable City pLAN. The pLAN is both a roadmap to achieve back to basics short-term results while setting the path to strengthen and transform our City in the decades to come. In it, the Mayor set forth a goal of creating 100,000 new housing units by 2021. Granting the Zone Change to the RS-1 Zone will double the number of residential units that are currently permitted on the site, thereby supporting the Mayor's goal of 100,000 new housing units by 2021, while staying within the adopted General Plan Land Use Designation.
- b. Convenience: The Reseda Ranch community is an established single-family neighborhood. The proposed project would locate 14 new single-family dwellings within .5 miles of an LAUSD elementary school (Melvin Elementary School), 1.5 miles of an LAUSD middle school (Sutter Middle School) and .5 miles of an LAUSD high school (Cleveland High School). The project is also within a few hundred feet of a commercial shopping area which includes a grocery store, banks, restaurants, a gas station and other neighborhood-serving retail uses. Granting the Zone Change to the RS-1 Zone would allow the residences of the new development to shop and dine within the immediate neighborhood, as well as the opportunity to send their children to nearby schools.
- c. General Welfare: Granting the Zone Change to the RS-1 Zone would allow the development of a vacant lot within an established and stable single-family development. As discussed above, the area is served by neighborhood-serving uses such as schools, a grocery store, banks, restaurants, a gas station and other neighborhood-serving retail uses. The Zone Change to the RS-1 Zone will increase the city's housing stock, while minimizing any burden placed upon the existing infrastructure, including roads and utilities.
- d. Good Zoning Practices: The request to the R1-1 Zone, while consistent with the land use designation, is not consistent with the general development pattern on the Reseda Ranch community, which predominantly has RS zoned properties.

Conversely, the RS Zone would result in a development pattern consistent with the existing development pattern within the Reseda Ranch community. As discussed above, the predominance of properties within the Reseda Ranch community is zoned RE20, RA, or RS. The RS Zone would ensure that the size of the lots, required setbacks and the size of homes as a portion of their lot size are comparable to the existing development.

Furthermore, the larger sized lots will contribute to the distinctive character and quality-of-life of the Reseda Ranch community.

### **Environmental Findings**

3. **Environmental Finding.** A Mitigated Negative Declaration (ENV-2015-1975-MND) was prepared for the proposed project. 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 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. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street.
4. **Flood Insurance.** 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 this project is located in Flood Zone X, areas determined to be outside the 0.2% annual chance floodplain. Currently, there are no flood zone compliance requirements for construction in these zones.