

FINDINGS

As amended by the City Planning Commission June 28, 2018

A. GENERAL PLAN/CHARTER FINDINGS

1. General Plan Land Use Designation

The Los Angeles General Plan sets forth goals, objectives and programs that guide both Citywide and community specific land use policies. The General Plan is comprised of a range of State-mandated elements, including, Land Use, Transportation, Noise, Safety, Housing and Conservation. The Framework Element of the General Plan is a guide for communities to implement growth and development policies by providing a comprehensive long-range view of the City as a whole. The City's Land Use Element is divided into 35 community plans that establish parameters for land use decisions within those sub-areas of the City.

The subject property is located within the Mission Hills – Panorama City – North Hills Community Plan as updated and adopted by the City Council on June 9, 1999. The existing Plan designates the subject site for Medium Residential land uses along the Sepulveda Boulevard frontage with a corresponding zone of R3, and the remainder of the site Low Density with corresponding zones of RE9, RS, R1 and RU. The site is currently zoned RA.

The proposed plan amendment would designate the entire site for Low Medium II Residential land uses. The proposed project, a 75-unit condominium (townhome style) development, is consistent with the proposed zone change to RD1.5-1 for the entire project site and the accompanying General Plan amendment to Low Medium II Residential which corresponds to the RD1.5, RD2, RW2, and RZ2.5 for the site. The project will provide needed housing and recreational space in the area. The buildings are proposed with a variable height of two (2) to three (3) stories with a maximum of 41 foot height, which is below the 45 foot limit established by Height District 1. The project provides 150 parking spaces and 19 guest spaces to comply with a long standing parking policy used by the Deputy Advisory Agency for new condominium development. The project site is not within a specific plan area.

2. Charter Section 555(a) Findings

That the part or area involved has significant social, economic or physical identity.

The project site is an underutilized parcel of land on the south side of Plummer Street, on a section of Plummer Street that is adjacent to an existing 75-unit senior citizen housing development north and east of the site. The location of this site is unique because it serves as a buffer between the more intensive uses along Sepulveda Boulevard to the east from the single-family neighborhood to the west and south. Its substantial size, approximately 136,492 square feet of lot area (3.13 net acres), the development of 75-unit townhome style residential condominium project in 15 separate buildings spread across and the entire site, and the current dual zoning establishes a strong physical identity for the proposed project site.

3. Charter Section 556 Findings

That the General Plan Amendment is in substantial conformance with the purposes, intent and provisions of the General Plan.

Framework Element. The Citywide Framework Element of the General Plan sets forth a citywide comprehensive long-range growth strategy. The recommended General Plan Amendment to Low Medium II and Zone Change to (T)(Q)RD1.5-1 conforms to the following objectives and policies of the Framework Element as follows:

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

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

Given the surrounding land uses, which include single-family residences and commercial uses, the neighborhood would be well served by amending the General Plan to Low Medium II Residential and changing the zone from the current dual zoning designation of R3 and RA to RD1.5-1. A plan amendment and change in zone, as requested by the applicant, would further the policies of the General Plan Framework Element by increasing the supply of housing in the Mission Hills – Panorama City – North Hills Community Plan. The provision of condominium style townhomes would further implement the policies of the Framework Element by providing home ownership opportunities for first-time home buyers.

Furthermore, the Citywide General Plan Framework Element states:

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

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

The plans submitted by the applicant show two (2) and three (3) bedroom townhome units, which serve larger and multi-generational families, including families with children. A 75 unit development would not be possible under the current plan and zoning.

Housing Element. The 2013-2021 Housing Element of the General Plan is the City's blueprint for meeting housing and growth challenges. According to the Housing Element, there is a "crisis" of housing in the City. In Los Angeles, there is a need for more housing units, and a need for a broader array of housing types to meet evolving household types and sizes at different price points. The Housing Element includes the following goals:

Goal 1: A City where housing production and preservation results in an adequate supply of ownership and rental housing that is safe, healthy and affordable to people of all income levels, races, ages, and suitable for their various needs.

As stated in the Chapter 1 of the Housing Element, approximately 16% of all families in the City are large families, defined as five (5) or more persons. The proposed 75 unit townhome condominium project offers much needed housing in a two- and three-bedroom configuration to meet the economic needs of varying family sizes, including much needed housing for larger families with children and multi-generational families.

Health and Wellness, Mobility 2035, and Air Quality Elements. The condition requiring a minimum of 20% of all Code required parking spaces to be EV-ready parking spaces and 5% of Code required parking to be further provided with EV chargers onsite will support the adoption of low and zero emission transportation fuel sources by the project's occupants and visitors. The condition requiring solar panels will support the site's EV chargers and other site electrical uses to help reduce the site's dependence on fossil fuels and carbon generating public utility electrical power. Taken together, these conditions provide for the public welfare and public necessity by reducing the level of pollution or greenhouse gas emissions to the benefit of the neighborhood and City in response to General Plan Health and Wellness Element Policies 5.1 (reduce air pollution), 5.7 (reduce greenhouse gas emissions); Air Quality Element Policy 4.2.3 (ensuring new development is compatible with alternative fuel vehicles), 5.1.2 (shift to non-polluting sources of energy in buildings and operations); Mobility Element Policy 4.1 (expand access to transportation choices) and 5.4 (encourage adoption of low emission fuel sources, new mobility technology and supporting infrastructure). The solar and EV conditions are also good zoning practice because they provide a convenient service amenity to the occupants or visitors who use electric vehicles and utilize electricity on site for other functions. As such, the Project provides recreational and service amenities to improve habitability for the residents and to minimize impacts on neighboring properties.

General Plan/Community Plan. The Mission Hills – Panorama City – North Hills Community Plan text includes the following relevant land use goals, objectives, policies and programs:

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

The Mission Hills – Panorama City – North Hills Community Plan was updated and adopted by the Los Angeles City Council on June 9, 1999. The project, a Vesting Tentative Tract Map for condominium purposes, advances a number of specific policies and objectives contained in the Community Plan. These include:

Objective 1-2: To locate new housing in a manner which reduces vehicular trips and makes it accessible to services and facilities.

Policy 1-2.1: Locate higher residential densities near commercial centers, light rail transit stations, and major bus routes where public service facilities and utilities will accommodate this development.

Program: The plan concentrates most of the higher residential densities near transit corridors and/or Transit Oriented Districts (TOD).

The proposed project is located on Sepulveda Boulevard, which is designated a Boulevard II by the Mobility Plan 2035. As such, Sepulveda Boulevard serves as a significant north-south transportation corridor not only in the San Fernando Valley but also within the City

of Los Angeles. Furthermore, the intersection of Sepulveda Blvd and Plummer Street is served by Metro Rapid Bus Line 734 going south to Westwood/UCLA and north to the Sylmar Metro Station. It is also served by the Metro Local Bus Line 234 going north to the Sylmar Metro Station and south to Ventura Boulevard. Additionally, the intersection of Sepulveda Boulevard and Plummer Street is served by Metro Local Bus Line 167 going west to the Chatsworth Metro Station and southeast to Coldwater Canyon Avenue. Therefore, the General Plan Amendment as proposed would implement the objectives, policies, and programs of the Community Plan by locating higher densities near transit corridors and major bus routes.

The Mission Hills – Panorama City – North Hills Community Plan continues to state:

Objective 1-5: To promote and insure the provision of adequate housing for all persons regardless of income, age, or ethnic background.

Policies 1-5.1: Promote greater individual choice in type, quality, price, and location of housing.

Policy 1-5.4: Provide for development of townhomes and other similar condominium type housing units to increase home ownership options.

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

Policy 1-5.5: Provide for livable family housing at higher densities.

The proposed project will meet the above objectives and policies by providing housing at an appropriate density and location to meet the needs of the Plan area. The proposed project would revitalize the site and be compatible with the existing neighborhood land use and character by creating 15 separate three (3) to six (6) unit buildings with a variable height and a maximum height of 41 feet. The project would provide a natural transition between the higher intensity uses fronting Sepulveda Boulevard to the east from the single-family neighborhood to the west and south.

The proposed project will provide additional housing opportunities for residents and allow for individual choice, while contributing to the revitalization of the area. According to the applicant, the condominiums will be priced lower than the average single-family home, making home ownership opportunities attainable in the area. The two (2) bedroom units will provide options for small families and empty nesters who desire less space. The three (3) bedroom units will be suitable for larger and multi-generational families, particularly those with children. Therefore, the proposed project is consistent with the General Plan and the proposed Low Medium II Residential land use designation that serves to implement the goals and objectives of the Mission Hills – Panorama City – North Hills Community Plan.

4. Charter Section 558 Findings.

That the action is in substantial conformance with the purposes, intent and provisions of the General Plan.

The Planning Commission shall hold a public hearing and make a report and recommendation to the Council regarding the relation of the proposed amendment to the General Plan and whether adoption of the proposed amendment will be in conformity with public necessity, convenience, general welfare and good zoning practice.

B. ENTITLEMENT FINDINGS

There is a critical and well-documented demand for housing throughout the City of Los Angeles. The proposed Zone Change, General Plan Amendment, T Conditions, Q Conditions and Building Line Removal are consistent with Section 558 of the City Charter and Section 12.32 of the LAMC in that it will be in conformance with public necessity, convenience, general welfare and good zoning practice as described below. With the approval of the requested General Plan Amendment, the requested zoning will be consistent with the General Plan.

5. Zone Change Finding

The requested zone change is in conformance with public necessity, convenience, general welfare and good zoning practice.

The proposed zone change from R3-1 and RA-1 to (T)(Q) RD1.5-1 creates a more uniform type of development that is at a density between the Low Residential and Medium Residential land use designation. Immediately north and east of the subject site is an existing three (3) story, 75-unit senior housing development with a surface parking that was approved in the early 1980s by Zone Variance (Case No. ZA-1981-362-ZV).

Public necessity requires that housing be provided for all segments of the population in diverse locations. Further, said housing must be affordable to the maximum extent possible and provided in such a manner as to protect adjacent projects from adverse impact. The proposed project is beneficial in terms of public necessity in that it offers desirable market-rate, residential units, providing a new, high quality, for-sale dwelling option that is not readily available in the local community. The granting of the proposed General Plan Amendment and zone change will permit development of this type in a manner that addresses the public necessity for housing in this area. These homeownerships will come with usable open space amenities and transit accessibility that will serve and support local businesses.

The proposed project replaces outdated buildings on a site that has been neglected, fire-damaged, and underserved for a number of years with a new townhome style housing. The proposed project follows good planning principles by offering a density transition between the single-family dwellings to the south and west of the project site from the senior citizen housing and more intensive uses fronting Sepulveda Boulevard. The project further follows good planning principles by scaling back the height to 41 feet where the zoning code permits a maximum height of 45 feet.

The proposed site plan reduces massing on the odd shaped lot configuration by offering 75 residential units spread out across the entire approximately 3 acre site within 15 buildings. The site plan provides building separation from single-family residences with open spaces and landscaped setbacks. The project will improve Sepulveda Boulevard and Plummer Street with a new full-width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvements including sidewalk adjacent to the subject site.

In conjunction with its central location along Sepulveda Boulevard, the project site is well-served by public transit. The intersection of Sepulveda Blvd and Plummer Street is served by Metro Rapid Bus Line 734 going south to Westwood/UCLA and north to the Sylmar Metro Station. It is also served by the Metro Local Bus Line 234 going north to the Sylmar Metro Station and south to Ventura Boulevard. Additionally, the intersection of Sepulveda Boulevard and Plummer Street is served by Metro Local Bus Line 167 going west to the Chatsworth Metro Station and southeast to Coldwater Canyon Avenue.

The proposed plan amendment and zone change provide housing opportunities in a way that supports good zoning practice. The densities proposed are consistent with the projected housing growth of the area and therefore are compatible with objectives of the Community Plan. Adequate setbacks provide ample space for light and air circulation for the proposed buildings as well as surrounding structures. The site plan accommodates small open space parks that include amenities and connections via interior pedestrian pathways.

A review of the General Plan and its elements including, the Mission Hills – Panorama City – North Hills Community Plan, reveals that there is no conflict or inconsistency with any stated element or objectives if the proposed Zone Change and General Plan Amendment are approved.

6. Q Condition Findings

- a. *The Q limitations are necessary to protect the best interests of and assure a development more compatible with the surrounding property or neighborhood.***

The proposed Q conditions contain provisions regarding site development; limit the use, building height, and floor area ratio (FAR); provide adequate open space; and regulate parking to ensure that the project is harmonious with the surrounding neighborhood with regard to its scale and appearance. Additionally, the Q conditions regulate the replacement of the protected trees on site to protect species diversity within the surrounding community. The Q conditions provide for opaque and non-operable windows facing the single-family dwellings to the west and south to ensure privacy for and compatibility with the abutting single-family homes.

- b. *The Q limitations are necessary to secure an appropriate development in harmony with the objectives of the General Plan.***

To ensure that the development is in harmony with the General Plan, the proposed Q conditions contain provisions regarding land use, permitted number of dwelling units, height, open space, tree replacement for the protected species, and windows. The Q conditions also serve to tie the Zone Change to related Case No. VTT-73739-CN.

- c. *The Q limitation is necessary to prevent or mitigate adverse environmental effects of the zone change.***

Under Case No. ENV-2015-4183-MND, mitigation measures are imposed on the subject case to reduce impacts to a less than significant level. The Mitigated

Negative Declaration was analyzed based on the project description reflected in the applicant's site plans as shown in "Exhibit A". These site plans incorporate unit density, height, parking, and the related tract case. Additionally, the Q conditions regulate the replacement of the protected trees on site to protect species diversity within the surrounding community. As such, the proposed Q conditions prevent or mitigate adverse environmental impacts from the project.

7. T Condition Finding

Public necessity, convenience and general welfare require that provision be made for the orderly arrangement of the property concerned into lots and/or that provision be made for adequate streets, drainage facilities, grading, sewers, utilities, park and recreational facilities; and/or that provision be made for payments of fees in lieu of dedications and/or that provision be made for other dedications; and/or that provision be made for improvements; all in order that the property concerned and the area within which it is located may be properly developed in accordance with the different and additional uses to be permitted within the zone to which the property is proposed for change.

The current action, as recommended, has been made contingent upon compliance with "T" conditions of approval imposed herein for the proposed project. Such T Conditions are necessary to ensure the identified dedications, improvements, and actions are undertaken to meet the public's needs, convenience, and general welfare served by the actions required. These T Conditions ensure appropriate and necessary sidewalk improvements, street lighting, sewers, access and circulation, cable, emergency services, and recreation and parks. These actions and improvements will provide the necessary infrastructure to serve the proposed community at this site.

8. Building Line Removal Findings

a. The requested building line removal is in conformance with the public necessity, convenience, general welfare and good zoning practice.

The Planning Commission shall hold a public hearing and make a report and recommendation to the Council regarding the relation of the proposed land use ordinance to the General Plan and whether adoption of the proposed land use ordinance will be in conformity with public necessity, convenience, general welfare and good zoning practice.

b. The building line removal is necessary to establish, change or remove a building line in order to give proper effect to the zoning proposed in the proceeding.

The existing 22 foot Building Line along Plummer Street was originally established by Ordinance No. 99,739 effective February 8, 1952. To achieve the proposed 75 residential dwelling unit development, the applicant proposes a 53 foot setback that includes an open space "pocket park" at Plummer Street. Requiring observance of the 22 foot building line would not allow the applicant to include valuable open space at the Plummer Street entrance or build at the desired density allowed by the RD1.5-1 Zone.

- c. *The building line removal is necessary to provide for the systematic execution of the General Plan.***

The Citywide Framework Element of the General Plan was most recently adopted on August 8, 2001. The Framework Element sets forth a citywide comprehensive long-range growth strategy. The recommended General Plan Amendment to Low Medium II and Zone Change to (T)(Q)RD1.5-1 is in conformance with Framework Element by increasing the supply of housing in the City, and in particular, in the Mission Hills – Panorama City – North Hills Community Plan area. When the 22 foot Building Line Ordinance was established in 1952, it was undoubtedly difficult to predict the City's current housing crisis. As such, allowing the applicant to provide housing at the Low Medium II Residential density is in conformance with current objective, policies, and programs of the General Plan.

- d. *The building line removal is necessary to obtain a minimum uniform alignment from the street at which buildings, structures or improvements may be built or maintained, to protect and implement the Mobility Element of the General Plan; to provide sufficient open space for public and private transportation, and to facilitate adequate street improvements.***

The intent of said Building Line was to prevent the intrusion of any structure which would interfere with the eventual improvement of Plummer Street to Secondary Highway standards while preserving adequate front yards. The improvement of Plummer Street along the property frontage will be undertaken by the Vesting Tentative Tract Map Conditions (VTT-73939) as may be required for compliance with Mobility Plan 2035. The City did not require any new dedication from Plummer Street, because it is currently a fully dedicated street with four existing travel lanes.

- e. *The building line removal is necessary to preserve the commonly accepted characteristics of residential districts.***

Los Angeles Municipal Code Section 12.09.1 B.1 regulates front yard setbacks in the RD restricted density multiple dwelling Zone, and requires a minimum 15 foot setback on the subject lot. In this circumstance, the plans and tract map provided by the applicant show a 53 foot setback along Plummer Street, which exceeds what is required in this residential district. Therefore, removal of the 22 foot building line on this property is necessary to preserve the commonly accepted characteristics of residential districts.

- f. *The building line removal is necessary to preserve the spread of major fires and to facilitate the fighting of fires.***

Related Case No. VTT-73939-CN has been reviewed by the Fire Department and appropriately conditioned. Removing the 22 foot building line while providing a 53 foot setback will enable the proposed improvements to be constructed within the 150 feet of the edge of a roadway of an improved street as required by current Fire Department standards.

- g. *The building line removal is necessary to promote the public peace, health, safety, comfort, convenience, interest and general welfare.***

The building line removal will allow for increased visibility of the improvements on the project site, provision of an open space “pocket park,” and allow for a circular turn around area for improved pedestrian and vehicular access at the Plummer Street egress point. As such, the building line removal promotes the public peace, health, safety, comfort, convenience, interest and general welfare.

9. Site Plan Review Findings

- 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. The Framework Element of the General Plan and the Mission Hills-Panorama City-North Hills Community Plan encourage a variety of housing options to meet the housing demands of the area. The Framework Element states:

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

Los Angeles Department of City Planning 2014 statistics for the Community Plan area show that 49% of all households include one of more people under 18 years of age. As such, the provision of housing with three (3) bedroom units with open space amenities, such as play equipment, will serve families with children and larger families.

Additionally, the Community Plan states:

Policy 1-5.4: Provide for development of townhomes and other similar condominium type housing units to increase home ownership options.

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

Policy 1-5.5: Provide for livable family housing at higher densities.

The proposed Plummer Sepulveda Townhomes provide 75 condominium units to increase affordable homeownership options on a site proposed to be designated as Low Medium II residential density.

- 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.***

Citywide Design Guidelines Consistency. The City of Los Angeles General Plan Framework Element and the 35 Community Plans that comprise the City’s Land Use

Element promote architectural and design excellence in buildings, landscape, open space, and public space and emphasize the preservation of the City's character and scale. The Citywide Design Guidelines have been created to implement the 10 Urban Design Principles of the Framework Element, which are a statement of the City's vision for the future of Los Angeles, providing guidance for new development and encouraging projects to complement existing urban form in order to enhance the building environment in Los Angeles. The Citywide Design Guidelines contain design principles and measures that address the different elements of site and building design based on land use. Each section is organized by overarching objectives followed by a list of specific strategies. The proposed multi-family residential project is subject to the Residential Citywide Design Guidelines and conforms to the following objectives and strategies:

Site Planning No. 3: Where additional setback is necessary or a prevailing setback exists, activate the area with a courtyard or "outdoor room" adjacent to the street by incorporating residential amenities such as seating or water features, for example.

The proposed project includes three "pocket" parks; one is sited along the south side of Plummer Street, a second park is located in the elbow corner, and a third park is sited along the west side of Sepulveda Boulevard. The "pocket" parks are conditioned to include amenities, such as benches, and will create a sense of connectivity with Plummer Street and Sepulveda Boulevard. Three courtyards provided between six buildings benefit from southerly sun exposure.

Site Planning No. 5: Locate a majority of code-required open space at the ground level in a manner that is equally accessible to all residential units to promote safety and the use of outdoor areas...roof top areas can be used as common open areas.

The project includes 38,115 square feet of common and private open space, all of which is at the ground level, and exceeds the Los Angeles Municipal Code requirement of 13,125 square feet of open space (175 square feet/dwelling unit). The project is providing roof top decks on all units except those abutting the single-family R1 Zoned properties space.

Additionally, the project is conditioned such that nighttime uses, including the woonerf and parks, are sufficiently illuminated so as to render objects and persons clearly visible for the safety of the public and emergency response personnel. Any wall mounted lighting fixtures will provide illumination to pedestrians and motorists to optimize safety and security. As conditioned, the woonerf includes traffic calming features and differential paving along the building faces and areas for pedestrian crossing to clearly identify pedestrian access areas.

Building Orientation No. 2: Locate gathering spaces such as gyms, recreation rooms, and community space at the ground level and accessible to the street.

The three "pocket" parks at the ground level are gathering spaces that will be improved with recreational amenities such as play equipment, barbecues, and picnic benches, and are conditioned as such herein. The woonerf, which is a narrow street that provides pedestrian amenities in a low automotive speed environment, is conditioned to include landscaping, connecting pedestrian paths, and three (3) open space parks with amenities (such as play equipment, barbecues, picnic benches)

located at the project entrance off of Plummer Street, at the elbow corner, and at the entrance off of Sepulveda Boulevard. The woonerf shall include traffic calming features and differential paving along the building faces and areas for pedestrian crossing to clearly identify pedestrian access areas. The woonerf is connected to Sepulveda Boulevard and Plummer Street, and also connects to units via landscaped courtyards/paseos.

Entrances No. 2: Entries should be designed according to simple and harmonious proportions in relationship to the overall size and scale of the building. Design entries in proportion to the number of units being accessed. Ensure that pedestrian entries provide shelter year-round.

The front entry for each of the 75 units is designed with an arched entryway that is proportional to the overall size and scale of the building and serves as a shelter-year round. Awnings and second story balconies offer additional shelter and are harmonious with the building design.

Relationship to Adjacent Buildings No. 1: Where multi-family projects are adjacent to single-family zones, provide a sensitive transition by maintaining a height compatible with adjacent buildings. Mitigate negative shade/shadow and privacy impacts by stepping back upper floors and avoiding direct views into neighboring single-family yards.

To provide a sensitive transition to the neighboring single-family uses, the project is proposed to be a maximum height of 41 feet, which is slightly lower than the allowable 45 feet in the RD1.5-1 Zone. On the buildings abutting the single-family R1 Zoned lots to the south and west, units are stepped back to two (2) stories and/or do not include rooftop decks. The project is conditioned so that opaque and non-operable windows are also used on the south and west elevations facing the single-family homes to allow minimum privacy for the neighboring single-family dwellings.

Relationship to Adjacent Buildings No. 4: When designing small lot subdivisions or projects built over two or more lots, provide sufficient space between buildings, articulation along the street frontage, and visual breaks to diminish the scale and massing.

The proposed Plummer Sepulveda Townhomes is built over two (2) lots, and a woonerf (variable width) separates buildings on the north and south sides of the site on Parcel 1, and the east and west sides of the site on Parcel 2. The woonerf is enhanced by a landscaped courtyard that adjoins buildings. Both the woonerf and the courtyards provide building separation, connectivity between buildings, and visual breaks to diminish the scale and massing. Two small "pocket" parks provide an interesting street frontage to pedestrians on Sepulveda Boulevard and Plummer Street. A third park at the elbow corner adds open space between buildings and guest parking.

Relationship to Adjacent Buildings No. 5: Plant trees, shrubs, and vines to screen walls between property lines. Use decorative walls that include a change in color, material, and texture.

A green wall is provided at the south and west sides of the site facing the single-family homes, and at the north and east sides of the site facing the senior community. The proposed project uses varied and complementary earth tone colors and materials, including flat roof with parapet walls, stucco finish with control joints, horizontal siding with corner boards, stucco over foam trim, wood trim at sidings, decorative metal awnings, decorative shutters, decorative light fixtures, and metal sectional roll-up garage doors.

Building Façade No. 2: Design multi-family buildings to convey individual residential uses, even when applying a modern aesthetic. Modulated facades can prevent residential buildings from appearing commercial.

The building facades are designed to be offset to create architectural interest and avoid uninteresting blank walls. Each unit is entered via a separate door, and many of the units include balconies and/or awnings. The project is designed so that materials and colors on all elevations show variation of color and material to achieve a 360 degree design.

Building Façade No. 4: Alternate different textures, colors, materials, and distinctive architectural treatments to add visual interest while avoiding dull and repetitive facades.

The project utilizes various earth tone colors and includes distinctive architectural treatments such as balconies for the second level, horizontal siding, decorative shutters, and decorative light fixtures. The project is conditioned so that lighting fixtures are harmonious with the building design. As such, the project has a sense of three-dimensional architectural treatments.

Building Façade No. 7 Integrate varied roof lines through the use of sloping roofs, modulated building heights, gables, dormers, or innovative architectural solutions.

The buildings include varied roof heights and setbacks to break the massing to the building façade and add visual interest to the structure.

Sidewalks No. 3: For new multi-family residential projects where a sidewalk does not currently exist, establish a new sidewalk along the length of the public street frontage.

The project is conditioned to improve Sepulveda Boulevard adjoining the subdivision by the reconstruction of the existing sidewalk and provide a new 17-foot wide full-width sidewalk with tree wells including any necessary removal and reconstruction of existing improvements. Additionally, as conditioned, the applicant is required to improve Plummer Street adjoining the subdivision by the reconstruction of the existing sidewalk and providing a new 10-foot wide full-width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvements including sidewalk area west of the tract as satisfactory to the Valley District Engineer.

Off-Street Parking and Driveways No. 1: Prioritize pedestrian access first and automobile access second. Orient parking and driveways toward the rear or side of buildings and away from the public-right-of-way...

The guest parking spaces are concentrated toward the center of the site, away from the public-right-of-way. Along the woonerf, 10 guest parking spaces are oriented in a parallel configuration to maximize the safety. The additional 9 spaces are located in the elbow corner near the existing cell tower to remain on site. All parking is conditioned to be adequately lit and screened by landscaping. As conditioned, the woonerf includes traffic calming features and differential paving along the building faces and areas for pedestrian crossing to clearly identify pedestrian access areas.

On-Site Landscaping No. 3: Design open areas to maintain a balance of landscaping and paved areas.

A defining feature of the Plummer Sepulveda Townhomes is the landscaped woonerf that connects to the open space parks at the Sepulveda Boulevard and Plummer Street entrance and the elbow corner. Landscaping is provided along the green walls at the south and west sides of the site facing the single-family homes, and at the north and east sides of the site facing the senior community. Additionally, a landscaped paseo adjoins the buildings to add a balance of landscaped and paved areas.

The project is conditioned for a tree replacement at a 1:1 ratio for non-protected trees, and to 2:1 ratio for protected trees. Additionally, the project is conditioned for a 4:1 tree replacement for the three Black Walnut trees on site that are proposed for removal.

The project is designed to meet all Low Impact Development (LID) requirements. The project is conditioned to include permeable paving and landscaping to avoid excessive runoff into the Los Angeles Flood Control Basin. An underground LID filtration basin will be provided underneath the driveway adjacent to the Sepulveda Boulevard entrance.

There are no loading areas within the project site. All trash containers will be maintained by the HOA within the community trash enclosures shown on Sheet L-1 of "**Exhibit A.**"

As such, 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.

- c. ***That any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.***

As previously stated herein, the Plummer Sepulveda Townhomes provides a habitable environment through its recreational facilities and services along the woonerf and within the three "pocket" parks. The project is conditioned to provide play equipment for children, barbeques, and/or picnic tables. Additionally, the landscaped courtyards/paseos between the buildings offer opportunities for relaxation.

Additionally, the proposed project is conditioned to provide utilities and services that improve habitability for residents and minimize impacts on neighboring properties. These include the provision of electric vehicle parking, a recycled water pipe system for onsite greywater use, the use of solar or electric powered generators during construction, and the provision of solar panels.

As such, the proposed residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

C. CEQA Findings

A Mitigated Negative Declaration, Case No. ENV-2015-4183-MND, was prepared for the proposed project. The Department of City Planning published the Mitigated Negative Declaration beginning July 21, 2016 for 20 days, ending August 10, 2016 for the subject case. An Addendum to the Mitigated Negative Declaration (REC-1) was prepared on September 16, 2016 to correct the project description as to number of units, number of protected trees, parking to be removed, and to specify the land use designation for “add areas” for two lots located at 15420 – 15450 West Plummer Street. The Addendum met the criteria of State CEQA Guidelines Section 15164, none of the conditions called for in Section 15162 applied, and no subsequent or supplemental MND was required. The Lead Agency, after careful analysis and reflecting independent judgement, determined that the original published ENV-2015-4183-MND was adequate in addressing all of the potential environmental impacts with proper mitigation measures. The Lead Agency found potential negative impacts could occur from the project’s implementation due to:

Aesthetics (landscape, light);
Air Quality;
Biological Resources (tree removal, habitat modification);
Green House Gas Emissions
Noise (demolition, grading, construction, adjacent to freeway)
Public Services (fire, police, recreation)
Recreation
Transportation (traffic)

Other identified potential impacts not specifically mitigated by these conditions are already subject to existing City ordinances (Sewer Ordinance, Grading Ordinance, Flood Plain Management, Xeriscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

On the basis of the whole of the record before the Advisory Agency including any comments received, the Advisory Agency found that, with imposition of the mitigation measures described in Case No. ENV-2015-4183-MND and listed as Environmental Conditions in this report, there would be no substantial evidence that the proposed project will have a significant effect on the environment. The Advisory Agency adopted Case No. ENV-2015-4183-MND on August 10, 2016 along with related Case No. VTT-73939-CN. Following the appeal of Case No. VTT-73939-CN, on December 21, 2016, the City Planning Commission adopted the ENV-2015-4183-MND and an Addendum prepared on September 16, 2016. Based on the whole of the administrative record, including any comments received, as assessed in ENV-2015-4183-MND and the Addendum, with the imposition of mitigation measures and the Mitigation Monitoring Program, the City Council on April 28, 2017 found there to be no substantial evidence that the proposed Project would have a significant effect on the environment.

On May 23, 2018, a second Addendum to Case No. ENV-2015-4183-MND was prepared to reanalyze the project under a revised project description that reflects reduced height and massing. The revised project description does not change the density or intensity of use and does not create significant impacts. The Addendum also corrects minor errors/omissions in the Mitigation Monitoring Program. Therefore, the City finds on the basis of its independent judgment, after consideration of the whole of the administrative record, the proposed project was assessed in the referenced Mitigated Negative Declaration Case No. ENV-2015-3535-MND REC1 and the Addendum prepared on May 23, 2018, and pursuant to CEQA Guidelines, Sections 15162 and 15164, no supplemental or subsequent environmental analysis is required for approval of the project. Per a May 1, 2018 telephone conversation with Department of Transportation staff, the May 10, 2016 technical review of the February 2016 traffic evaluation for the proposed project is not required to be updated as there were no changes proposed to related Case No. VTT-73939-CN.

The records upon which this decision is based are with Valley Project Planning, Department of City Planning, 6262 Van Nuys Boulevard, Room 400, Los Angeles, CA 90012.