

FINDINGS

General Plan/Charter Findings

1. General Plan Land Use Designation.

The project site, located generally at 8811 North Sepulveda Boulevard, is located within the Mission Hills – Panorama City – North Hills Community Plan, which was adopted by the City Council on June 9, 1999. The project site is an irregularly shaped site consisting of approximately 4.34 acres of lot area, and is located, generally, at the southwest corner of Sepulveda Boulevard and Rayen Street. The westerly 1.35 acres (Westerly Portion) of the site has frontage, midblock, along the southern side of Rayen Street and frontage, midblock, along the eastern side of Langdon Street. The easterly 2.99 acres (Easterly Portion) has frontage along the southern side Rayen Street and along the western side of Sepulveda Boulevard.

The Community Plan designates the Westerly Portion with a land use designation of Medium Residential, which lists the R3 Zone as a corresponding zone. The Westerly Portion of the site is currently zoned RA-1 and the applicant has requested a zone change to R3-1. As recommended, (T)(Q)R3-1 Zone would be consistent with the land use designation. The Easterly Portion of the site has a land use designation of Community Commercial, which lists the following corresponding zones: CR, C2, C4, RAS3, RAS4P, and PB. The site is currently zoned C2-1 and is consistent with the land use designation. The applicant has not requested a zone change for this portion of the site. As recommended, the zone change to (T)(Q)R3-1 would allow for the development of multi-family residential dwelling units in an area which has been designation for higher density development. Additionally, the recommended zone change would allow for the irregularly shaped and large site to be developed with a density and height that is compatible with the existing community.

2. General Plan Text. The Mission Hills – Panorama City – North Hills Community Plan text includes the following relevant provision:

Objective 1-1: To provide for the preservation of existing and the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area.

Policy 1-1.1: Designate specific lands to provide for adequate multi-family residential development.

Policy 1-1.4: Protect the quality of the residential environment through attention to the appearance of communities, including attention to building and site design.

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

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

Policy 1-5.3: Ensure that new housing opportunities minimize displacement of the residents.

The project site is a 4.34 acre site that has been developed with as a nursery. The project would remove the vacant structures on the site for the construction of a 364-unit residential building. As the project site is currently developed with a nursery, the project would not require the displacement of existing residents in order to provide the additional housing. The Westerly Portion of the site is zoned RA-1; however, the Community Plan contemplated the development of the site and surrounding areas for multi-family housing. The Community Plan designated the Westerly Portion with the Medium Residential land use designation, which lists the R3 Zone as a corresponding zone.

The recommended zone change to (T)(Q)R3-1 would permit the development of the underutilized and underdeveloped site with multi-family housing, consistent with designation by the Community Plan and Policy 1-1.1. In conjunction with the Easterly Portion of the site, which is zoned C2-1, the project proposes to develop the site with 364 residential dwelling units, of which 44 units will be set aside for Very Low Income Households. Although the project will not be utilizing the 35 percent density bonus, the project proposes to set aside dwelling units, consistent with LAMC Section 12.22-A,25, for Very Low Income Households. The incorporation of affordable housing units will ensure that the development will provide new housing opportunities and choices for any income, age, or ethnic background. As such, the project is consistent with Objective 1-5 and Policies 1-5.1 and 3.

3. **Framework Element.** 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 policies 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 3C: Multi-family neighborhoods that enhance the quality of life for the City's existing and future residents.

Objective 3.7: Provide for the stability and enhancement of multi-family residential neighborhoods and allow growth in areas where there is sufficient public infrastructure and services and the residents' quality of life can be maintained or improved.

GOAL 4A: An equitable distribution of housing opportunities by type and cost accessible to all residents of the City.

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

The project site is bounded by Sepulveda Boulevard to the east, Rayen Street to the north, and Langdon Avenue to the west. The properties located to the north, south, and west of the Westerly Portion of the project site are designated for Medium Residential land uses and are zoned R3-1 and R3P-1. With the exception of a school and church, the surrounding properties are developed with multi-family housing. The recommended zone change to (T)(Q)R3-1 would permit the development of the Westerly Portion of the site multi-family housing that is consistent with land use designation and existing multi-family development in the area. The Easterly Portion of the site is designated for Community

Commercial land uses and is zoned C2-1. The Easterly Portion of the site has frontage along Sepulveda Boulevard which is a commercial corridor; however, this portion of Sepulveda Boulevard has seen very few improvements or new development. Although the project does not propose to provide a commercial component, the proposed ground floor along Sepulveda Boulevard has been designed with characteristics of commercial buildings. The ground floor has been designed to provide window transparency at the corner of Sepulveda Boulevard and Rayen Street and has located residential amenities along Sepulveda Boulevard.

The project would improve the underutilized and underdeveloped site, which has not been improved since the 1960s, with a new and thoughtfully plan residential development that takes into consideration the existing development in the area. The project will set aside 44 dwelling units for Very Low Income Households, providing new housing opportunities for individuals or families with restricted incomes. As proposed, the project would not only provide new and improved housing for mixed-incomes, but would provide amenities that would improve the quality of life for existing and future residents, consistent with the aforementioned goals and objectives.

- 4. Housing Element.** 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 contains the following goals and objectives:

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 1.1.2: Expand affordable rental housing for all income groups that need assistance.

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.

GOAL 2: Safe, Livable, and Sustainable Neighborhoods.

Objective 2.1: Promote safety and health within neighborhoods.

Objective 2.2: Promote sustainable neighborhoods that have mixed-income housing, jobs, amenities, services, and transit.

Objective 2.3: Promote sustainable buildings, which minimize adverse effects on the environment and minimize the use of non-renewable resources.

Policy 2.3.3: Promote and facilitate the reduction of energy consumption in new and existing housing.

The recommended zone change from RA-1 to (T)(Q) R3-1 would allow for the development of the Westerly Portion of the site with multi-family density as contemplated by the Community Plan. The project would develop the 4.34 acre site with 364 dwelling units and will set aside 44 units for Very Low Income Households. The project would

develop the underutilized site with additional housing opportunities for individuals and families, but for varying incomes as well. As proposed, the project would be consisting with Goal 1, as well as the objective and policies referenced above. The project will include a mix of market rate and restricted affordable units along a commercially developed corridor and within proximity to transit. Additionally, the project proposes to install one solar panel per dwelling unit and to provide a minimum of 5 percent of installed EV chargers and 15 percent wired for installation of future EV chargers. Additionally, the project would comply with existing Green Building codes, which were adopted to help facilitate the reduction of energy consumption. As the project proposes to construct residential dwelling units along a designated Boulevard II and within 1,000 feet of a freeway, the project has been conditioned to provide air filtration systems and construction of sound proof windows to reduce noise from the street. As such, the project is consistent with Goal 2 of the Housing Element and aforementioned objectives and policies.

5. **The Mobility Element.** The Mobility Element (Mobility Plan 2035) of the General Plan is not likely to be affected by the recommended action herein. The project proposes to merge the nine parcels into one lot for the development of a 364 unit residential building. In conjunction with the proposed zone change and merger, the project would be required to comply with dedication, merger, and improvement requirements along Sepulveda Boulevard, Rayen Street, and Langdon Avenue. At the public hearing, the Bureau of Engineering and the Deputy Advisory Agency approved modifications to the dedication and improvement requirements along Sepulveda Boulevard and Rayen Street. While the width of the dedication and improvement requirements were modified, the overall dedication and improvements would be consistent with the intent and would not affect the Mobility Element. The Mobility Element contains the following policy:

Policy 5.4: Continue to encourage the adoption of low and zero emission fuel sources, new mobility technologies, and supporting infrastructure.

As proposed and conditioned herein, a minimum of 15 percent of the Code-required parking spaces shall be capable of supporting future electric vehicle supply equipment (EVSE) and 5 percent will be equipped with EV chargers to immediately accommodate electric vehicles within the parking areas.

6. **The Sewerage Facilities Element** of the General Plan will not be affected by the recommended action. 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

7. Vesting Zone Change Findings.

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

The project site is located within the Mission Hills – Panorama City – North Hills Community Plan. As it relates to residential development in the Plan Area, the

Community Plan identifies a lack of open space in apartment projects and a scarcity of affordable housing as issues in the Plan Area. The recommended zone change to (T)(Q)R3-1 would allow the development of the westerly 1.35 acres of the site with multi-family housing, which would not be permitted with the current RA-1 Zone. In conjunction with the remaining 2.99 acres of the site, the project would develop the underutilized 4.34 acre site with 364 residential dwelling units, with 44 units set aside for Very Low Income Households. The project would not only provide much needed housing, but would provide a range of unit types and affordability for future residents.

The project site has been developed with a nursery since the 1950s and was last improved in the 1960s. Due to the size of the site and unoccupied areas, the area could easily attract unsafe activities to the existing residential neighborhood. The proposed project would develop the site with four residential buildings located on a one- to two-level parking structure over the entirety of the site. As designed, the project would provide multiple access points for residents and vehicles, and provides for indoor and outdoor recreational spaces throughout the site. The project utilizes environmental design techniques to create physical attributes that distinguish the private and public realm, while eliminating large, unoccupied open areas.

The project site, which is located on the western side of Sepulveda Boulevard is generally located across from the North Hills Community Park, which is located at 8756 North Parthenia Place. Although, the site is located within close proximity of the park, the project has proposed to provide a number of common and private open space amenities in excess of what is required by the LAMC Section 12.21-G. The project would provide approximately 49,883 square feet of outdoor common open space, which has been program to include a recreational garden area along Langdon Avenue and courtyard at the 2nd story podium level. The courtyard is proposed to include landscaping, seating areas, swimming pools, outdoor kitchen, and game area. In addition to the outdoor common open area, the project would provide indoor recreational areas such as a game room, play room, and fitness area. Additionally, the dwelling units have been designed to include private balconies. As proposed, the recommended zone change to (T)(Q)R3-1 would facilitate the improvement of a vacant, underutilized site with a project that not only addresses the issues identified by the Community Plan, but is consistent with the public necessity, convenience, and general welfare.

Good Zoning Practice

As described above, the recommended zone change to (T)(Q)R3-1 would facilitate the development of the westerly 1.35 acres of the project site with multi-family housing. As the RA-1 Zone is a low density, single-family zone, which would not permit the development of the Westerly Portion with higher density multi-family housing that is consistent with the Medium Residential land use designation of the surrounding properties. The recommended zone change would permit a maximum of 73 dwelling units, or 99 dwelling units pursuant to LAMC Section 12.22-A,25, as oppose to the 3 single family lots permitted by the RA-1 Zone. The recommended (T)(Q)R3-1 would be consistent with the zoning of a majority of the surrounding properties to the west and south of the site. With the exception of the PF Zoned site that is developed with a school, these properties are zoned R3-1 and are developed with multi-family housing.

The project proposes to develop the Westerly Portion of the site in conjunction with the easterly 2.99 acres of the project site which is zoned C2-1. Although the recommended zone change would maintain a dual zone over the project site, it would ensure and maintain a transition from the higher density permitted in the C2 Zone to

the R3 Zone neighborhood. While the project has requested an On-Menu Incentive to permit access from the less restrictive C2 Zone to the R3 Zone, the project has been designed in a manner that the maximum permitted density and floor area does not exceed what is permitted in the respective zones.

- b. Pursuant to Section 12.32-G and Q of the Municipal Code “T” and “Q” Classification Findings.** The current action, as recommended, has been made contingent upon compliance with new “T” and “Q” conditions of approval imposed herein for the proposed project. The “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 actions and improvements will provide the necessary infrastructure to serve the proposed community at this site. The “Q” conditions that limit the scale and scope of future development on the site are also necessary to protect the best interests of and to assure a development more compatible with surrounding properties and the overall pattern of development in the community, to secure an appropriate development in harmony with the General Plan, and to prevent or mitigate the potential adverse environmental effects of the subject recommended action.

8. Density Bonus/Affordable Housing Incentives Compliance Findings.

- a. Pursuant to LAMC Section 12.22 A.25 (e)(2), in order to be eligible for any on-menu incentives, a Housing Development Project (other than an Adaptive Reuse Project) shall comply with the following criteria, which it does:**

- i. The façade of any portion of a building that abuts a street shall be articulated with a change of material or a break in plane, so that the façade is not a flat surface.**

The project site is an irregularly shaped site, consisting of nine parcels, and approximately 4.35 acres of lot area. The site has approximately 508 feet of frontage along the western side of Sepulveda Boulevard, approximately 224 feet of noncontiguous frontage along the southern side of Rayen Street, and 183 feet of frontage along the eastern side of Langdon Avenue.

The eastern façade facing Sepulveda Boulevard has been designed with a continuous frontage along the first and second floors of the building. While the project proposes to provide two levels of above grade parking, the parking levels will be wrapped with dwelling units and other accessory uses to the residential building such as the lobby, leasing office, mail room, and indoor recreational uses. Although the proposed project will be connected through the proposed parking levels, the dwelling units have been designed to be located within four buildings. Three of the buildings will be located along the Sepulveda Boulevard frontage and will be connected by pedestrian bridges at the third floor and above. The fourth building is located on the Westerly Portion of the site with frontage on Langdon Avenue. The lobby and proposed indoor recreational area will be setback 15 feet from the property line and the proposed parking and three-story portion of the building will be setback 52 feet from the property line. As shown in the plans stamped Exhibit A, the facades of each of the buildings have been designed with changes in materials and colors, as well as breaks in the plane to give the illusion of multiple buildings with varying heights.

- ii. All buildings must be oriented to the street by providing entrances, windows architectural features and/or balconies on the front and along any street facing elevation.**

As previously described, three of the buildings have frontage along Sepulveda Boulevard. One of the three buildings is located at the corner of Sepulveda Boulevard and Rayen Street. The fourth building has frontage along Langdon Avenue. As indicated in the plans stamped Exhibit A, pedestrian and vehicular entryways have been located on all three street frontages to provide access to the parking area and the individual residential buildings. The buildings have been designed to consider each of the three streets, with windows and balconies facing not only the street facing the public right of way and the interior elevations as well.

- iii. **The Housing Development Project shall not involve a contributing structure in a designated Historic Preservation Overlay Zone (HPOZ) and shall not involve a structure that is a City of Los Angeles designated Historic-Cultural Monument (HCM).**

The proposed project is not located within a designated Historic Preservation Overlay Zone, nor does it involve a property that is designated as a City Historic-Cultural Monument.

- iv. **The Housing Development Project shall not be located on a substandard street in a Hillside Area or in a Very High Fire Hazard Severity Zone as established in Section 57.25.01 of the LAMC.**

The project site is a 4.34 acre site that is bounded by Sepulveda Boulevard to the east, Rayen Street to the north, and Langdon Avenue to the west. Sepulveda Boulevard is a designated Boulevard II and is dedicated to a varying width of 130 to 130 feet at the project's street frontage. Rayen Street is a designated Collector Street, dedicated to a width of 50 feet at the project's street frontage. Langdon Avenue is a designated Local Street – Standard, dedicated to a width of 60 feet. The site is not located on a substandard street in a Hillside area or in a Very High Fire Hazard Severity Zone as established in Section 57.25.01 of the LAMC.

- b. **Pursuant to Section 12.22 A.25(g) of the LAMC and Government Code 65915(d), the Commission shall approve a density bonus and requested incentive(s) unless the Commission finds that:**

- i. **The incentives does not result in identifiable and actual cost reductions to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.**

The record does not contain substantial evidence that would allow the Director to make a finding that the requested incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for very low, low, and moderate income households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels.

The list of on-menu incentives in 12.22-A.25 were pre-evaluated at the time the Density Bonus Ordinance was adopted to include types of relief that minimize restrictions on the size of the project. As such, the Director will always arrive at the conclusion that the density bonus on-menu incentives and do not result in identifiable and actual cost reductions, and are required to provide for affordable

housing costs because the incentives by their nature increase the scale of the project.

The requested incentives, an increase in the allowable Floor Area Ratio (FAR) to a maximum of 3:1 for the portion of the site which is zoned C2-1 and to permit access from the less restrictive zone to the more restrictive zone, are expressed in the Menu of Incentives per LAMC Section 12.22-A,25(f) and, as such, permit exceptions to the zoning requirements that result in building design or construction efficiencies that provide for affordable housing costs. The requested incentives allow the developer to expand the building envelope so the additional affordable units can be constructed and the overall space dedicated to residential uses is increased. These incentives support the applicant's decision to set aside 44 dwelling units for Very Low Income households for 55 years.

Floor Area Ratio Increase. The easterly 2.99 acres of the 4.34 acre site is zoned C2-1 which would permit a maximum FAR of 1.5:1, or 130,458 square feet of floor area. The FAR incentive permits an increase of the FAR not to exceed 3:1 for project sites which are located along a Major Highway and are located within 1,500 feet of a Transit Stop/Major Employment Center. The project site has approximately 508 feet of frontage along the western side of Sepulveda Boulevard, a designated Boulevard II, or Major Highway Class II, and is located within 800 feet of the Metro Bus stop for Rapid Line 734, which runs every 15 minutes and is considered to be a Transit Stop. The proposed 3:1 FAR would permit a maximum of 391,374 square feet of floor area on the Easterly Portion of the project site. The project proposes a maximum of 371,904 square feet of floor area or a 2.85:1 FAR for the Easterly Portion of the site. As designed, the FAR and density for the recommended (T)(Q)R3-1 and existing C2-1 Zone will not be averaged between the two zones. The granting of the additional 241,446 square feet within the Easterly Portion of the site would allow for the development of the 315 dwelling units, as well as, ensuring that the all the dwelling units are of a habitable size.

To Permit Vehicular Access from a Less Restrictive Zone to a More Restrictive Zone: The 4.34 acre site is designated by the Community Plan with two land use designations, Medium Residential for the Westerly Portion of the site and Community Commercial for the Easterly Portion of the site. As the Westerly Portion of the site is zoned RA-1, the Department has recommended a zone change to (T)(Q)R3-1 for consistency with the land use designation. Currently, the project site consists of nine parcels and is an irregularly shaped site with frontage and access along three streets. The project proposes to develop the site with one building that is connected by the proposed above grade parking levels that are accessible from Sepulveda Boulevard, Rayen Street, and Langdon Avenue. Due to the irregular shape of the project site, permitting vehicular access between the recommended (T)(Q)R3-1 and existing C2-1 Zone would allow for a practical design and configuration of the parking layout in the most efficient manner for the proposed building.

- ii. **The Incentive will have a specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources and for which there are no feasible method to satisfactorily mitigate or avoid the Specific Adverse Impact without rendering the development unaffordable to Very Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.**

There is no substantial evidence that the proposed incentive will have a specific adverse impact. A “specific adverse impact” is defined as, “a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete” (LAMC Section 12.22-A.25(b)). The proposed Project and potential impacts were analyzed in accordance with the City’s Environmental Quality Act (CEQA) Guidelines and the City’s L.A. CEQA Thresholds Guide. These two documents establish guidelines and thresholds of significant impact, and provide the data for determining whether or not the impacts of a proposed Project reach or exceed those thresholds. Analysis of the proposed Project involved the preparation of a Mitigated Negative Declaration (MND) (ENV-2016-2752-MND), and it was determined that the proposed Project may have an impact on the following environmental factors: Aesthetics, Biological Resources, Noise, Transportation and Traffic. As analyzed in the MND, potential impacts would be less than significant with the implementation of the identified mitigation measures. At a public hearing, the Deputy Advisory Agency modified a mitigation measure that would reduce impacts for Transportation and Traffic. The modification would require that the Applicant notify and maintain contact with a local church during the demolition, grading, and construction phases of the project. Pursuant to Section 15074.1 of the CEQA Guidelines, the modification of the mitigation measure does not require recirculation of the MND as the mitigation measure is “equivalent or more effective” in reducing potential impacts. The mitigation measures have been incorporated as Conditions of Approval herein (Conditions B. 13 through 19). Therefore, there is no substantial evidence that the proposed Project will have a specific adverse impact on the physical environment, on public health and safety, and on property listed in the California Register of Historic Resources.

- 9. Site Plan Review Findings. In order for the site plan review to be granted, all three of the legally mandated findings delineated in Section 16.05-F of the Los Angeles Municipal Code must be made in the affirmative:**
- a. 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 project site is located within the Mission Hills – Panorama City – North Hills Community Plan. The site is not located within a specific plan area. The project site is a 4.34 acre site that is comprised of nine parcels. Of the 4.34 acres, the westerly 1.35 acres of the site is designated by the Community Plan with a land use designation of Medium Residential, which lists the R3 Zone as a corresponding zone. The recommended zone change from RA-1 to (T)(Q)R3-1 would be effectuate a zone that is not only consistent with, but corresponds to the land use designation. The remaining 2.99 acres of the site, referred to as the Easterly Portion, has a land use designation of Community Commercial. The Community Commercial land use designation lists the following corresponding zones: CR, C2, C4, RAS3, RAS4P, and PB. The Easterly Portion of the site is zoned C2-1 and is consistent with the land use designation. A zone change has not been requested or recommended for the Easterly Portion of the site.

The project site is developed with a nursery which was in operation since the 1950s. The project would remove the existing structures and develop the site with a 364-unit residential building that would include 44 units designated for Very Low Income Households. As discussed in Finding No. 2, the project would be in conformance with

the goals, objectives, and policies of the Community Plan by improving an underutilized site with a mixed-income residential development that would provide a range of one to three bedroom units, effectively providing different housing types to meet the needs of the Community. Additionally, the project would be required to dedicate and improve the public rights-of-way, which would be consistent with the intent of the Mobility Element of the General Plan. As such, the project is in substantial conformance with the General Plan and Community Plan.

- b. 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 will develop the site with 364 residential dwelling units to be contained within four proposed buildings that will be located on one to two levels of above grade parking. The parking levels will be wrapped with residential dwelling units, as well as various residential amenities and services. Visibility of the parking levels will be minimal from the public rights-of-way. Parking will be accessible through driveways located along Sepulveda Boulevard, Rayen Street, and Langdon Avenue. Additionally, fire lane access will be provided from Rayen Street on the Western Portion of the site. This portion of the site has also been designed to provide a loading and service area. The Westerly Portion of the site, which has frontage along Langdon Avenue and Rayen Street, will be developed with one level of parking and one building that will range from two to three stories of residential dwellings. The building will be setback 34 feet from the northern property line on the Western Portion of the site. As proposed, the area will be designated for recreational or garden area. The Easterly Portion of the site, which has frontage along Sepulveda Boulevard and Rayen Street will be developed with two levels of parking and four to five stories of residential dwellings. The three buildings proposed on the Easterly Portion will be connected through pedestrian bridges located at the third story and above. The proposed project will observe all the required setbacks and has proposed to landscape the ground floor and podium level for the purposes of common open space. As proposed, the project would be compatible with existing and future development on adjacent properties and neighboring properties.

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

The proposed project will develop the site with 364 residential dwelling units that will consist of one to three bedroom dwelling units. As required by LAMC Section 12.21-G, the project is required to provide 43,125 square feet of open space that may be provided as common or private open space. The project proposes to provide a 49,883 square feet of outdoor common open space located on the ground floor and podium level of the project. Of the 49,883 square feet of common open space, 29,575.8 square feet will be landscaped. The common areas located on the podium level has been designed to provide landscaping and separated areas for different types of recreational uses. These areas include: lounge garden, outdoor kitchen, dining area, pool terrace, game area, and play area. In addition to the outdoor common open space, the project will provide interior common open space that will include a fitness room along Sepulveda Boulevard and a game room along Langdon Avenue, adjacent to the proposed community park. Two of the buildings will feature indoor residential amenity areas on the third and fourth floors. Although not required, the project proposes to provide private balconies throughout the development. As proposed, the

project has provided open space in excess of what is required by the zoning code and has programed the open space to take into consideration the varying recreational needs of the future residents. As such, the project has provided recreational and service amenities to improve the habitability for its residents and minimize impacts on neighboring properties.

Environmental Findings

- 10. Environmental Finding.** A Mitigated Negative Declaration (MND), along with mitigation measures and a Mitigation Monitoring Program (ENV-2016-2752-MND), was prepared for the proposed project in compliance with the California Environmental Quality Act (CEQA). Comments were received during the public comment period of the MND in regards to impacts related to information regarding the construction phase of the project, impacts on air quality, utilities and wastewater facilities, and greenhouse gases. The Advisory Agency considered comments submitted during the comment period, at and after the public hearing regarding the MND. Pursuant to Section 15074.1 of the CEQA Guidelines, the Advisory Agency modified a mitigation measure to further the effectiveness of the measure to reduce impacts and incorporated the modified measures as part of the conditions of approval. The MND, modified mitigation measures, and Mitigation Monitoring program were adopted by the City's Advisory Agency on April 14, 2017 in connection with the City's action in Case No. VTT-74705. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds in its independent judgment and analysis that this project was environmentally assessed in Case No. ENV-2016-2751-MND. 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.
- 11. 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 Zone C, areas of minimal flooding.