

## FINDINGS

### A. GENERAL PLAN/CHARTER FINDINGS

#### 1. General Plan Land Use Designation

The subject site consists of two flat contiguous lots totaling 16,645 square feet located at the southeast corner of Sherman Way and Caldas Avenue in the Reseda – West Van Nuys Community Plan area. The subject site is not located within a specific plan or any other geographic overlay area.

The subject site fronts along Sherman Way for approximately 108 linear feet and extends along Caldas Avenue for approximately 106 linear feet. The approximately 7,863 square foot lot at the corner of Sherman Way and Caldas Avenue is generally rectangular in shape with a lot depth of 126 feet. The abutting approximately 8,781 square foot lot located directly to the east is irregular-shaped with a maximum lot depth of approximately 145 feet. A 20 foot alley abuts the rear property line of the subject site.

The approximately 7,863 square foot lot at the corner of Sherman Way and Caldas Avenue is improved with a one-story, 1,572 square foot single-family dwelling and 380 square foot detached two-car garage. The abutting approximately 8,781 square foot lot located directly to the east is improved with a one-story 1,135 square foot single-family dwelling and 380 square foot detached two-car garage. All existing structures are to be demolished.

There are 17 trees on site, including one dead tree, and seven street trees on Sherman Way and Caldas Avenue. None of the 17 trees on site are protected species. It is expected that the majority, if not all of the trees on site will need to be removed to allow the development of the property. SurveyLA for the Reseda – West Van Nuys Community Plan area (Historic Resources Survey Report, Non-Parcel Resources) identifies five of the street trees on Sherman Way as historic street trees (four Mexican fan palms and one deodar cedar). All of the seven street trees will be protected in place as conditioned herein.

The subject site is currently zoned R1-1 and designated Low Medium II Residential by the Reseda – West Van Nuys Community Plan. The Low Medium II Residential land use designation corresponds to the RD1.5, RD2, RW2, and RZ2.5 Zones. The requested RD1.5 Zone corresponds to the Low Medium II Residential land use designation.

Ordinance No. 130,484 effective July 13, 1965 established a building line of variable width on portions of Sherman Way between Van Nuys Boulevard and Variel Avenue. At the subject site, a 30 foot building line is located along the Sherman Way frontage for a length of approximately 130 linear feet. Portions of the building line along Sherman Way have been removed by previous actions and the building line established under Ordinance No. 130,484 no longer exists in a uniform pattern in proximity to the subject site. For example, across Caldas Avenue, a 20 foot building line extends for approximately 240 to west at the frontage of four lots. However, the removal of a 20 foot building line was granted for the property at 17610 W. Sherman Way under Ordinance No. 180,048 on July 9, 2008 (Case No. APCSV-2006-8441-ZC-BL-1A). Effective December 28, 2001, Ordinance No. 174,337 removed a building line at 17442 Sherman Way under Case No. CPC-2001-686-

BL. Effective July 2, 1978, Ordinance No. 150,950 allowed the removal of a building line at 17522 W. Sherman Way (Case No. CPC-27130-BL). Additionally, effective January 2, 1978, Ordinance No. 150,416 allowed the removal of a building line at 17466 – 17510 W. Sherman Way (CPC-26473-BL).

Therefore, with the granting of the entitlement requests herein, the proposed project as conditioned will conform with the General Plan requirements.

**2. Charter Section 556 Findings: That the Zone Change 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 zone change from R1-1 to (T)(Q)RD1.5-1 conforms to the 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- and multi-family residences and commercial uses, the neighborhood would be well served by changing the zone from a single-family zone to a multi-family residential zone. The change in zone, as requested by the applicant, would further the policies of the General Plan Framework Element by increasing the supply of multi-family residential housing.

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 three two-bedroom units and six three-bedroom units, which will serve larger families.

Chapter 5 of the Framework Element sets goals, objectives, and policies for Urban Form and Neighborhood Design. The Framework Element states:

*Policy 5.5.3: Formulate and adopt building and site design standards and guidelines to raise the quality of design Citywide.*

As shown in “**Exhibit A,**” and as conditioned herein, the project design incorporates Residential Citywide Design Guidelines as follows:

- **Pedestrian-First Orientation.** As shown on “**Exhibit A,**” the entrance to each unit facing Sherman Way is directly accessible from the Sherman Way pedestrian right-of-way. As conditioned herein, the project is required to provide a minimum 4 foot pathway abutting the front door of each of the alley-facing units. This will permit safe pedestrian access from Calvus Avenue to the alley-facing units. Additionally, as conditioned herein, to promote a safe pedestrian experience in the alleyway, lighting fixtures shall be installed on the project site so as to illuminate the adjacent alleyway. These lighting fixtures shall be shielded and down-cast in a manner that prevents the illumination of adjacent properties and the night sky (unless otherwise required by the Federal Aviation Administration (FAA) or for other public safety purposes). To engage with streets and maintain a human scale, the lighting fixtures shall accent and complement architectural details and shall not be taller than 15 feet above grade. To further to engage with streets and maintain a human scale, a wall system with trellises and a decorative metal green screen shall be constructed along all facades, including the alleyway facing façade, that are not used for driveways and/or entryways. The trellises shall include live plantings, where appropriate. A maintenance plan of the wall shall be submitted for review and approval by the Director of Planning prior to building permit sign-off.
- **360 Degree Design.** As previously stated, the project is conditioned herein to provide a wall system with trellises and a decorative metal green screen along all facades, including the alleyway facing façade, that are not used for driveways and/or entryways. The trellises shall include live plantings, where appropriate. The wall system with trellises and decorative metal green screen will provide a clear and coherent architectural idea on all sides of the structure. Furthermore, the applicant’s plans (see “**Exhibit A**”) show stone marble yellowish beige colored travertine tile around the base of the building on all sides. The exterior finish is designed with sandstone and crystal white smooth exterior plaster, and cocoa colored fascia. Additionally, the common open space area on the second floor provides landscaping and benches. This area will support community building and provide an inviting and comfortable user experience.
- **Climate-Adapted Design.** The project is designed and conditioned to protect the site’s unique natural resources and features. As previously discussed, there are seven street trees on Sherman Way and Calvus Avenue, and SurveyLA identifies five of the street trees on Sherman Way as historic street trees (four Mexican fan palms and one deodar cedar). All of the seven street trees will be protected in place. Furthermore, the applicant’s plans show an additional 15 trees to be planted on site, including five 48-inch box *Melaleuca leucadendra* (Cajeput) and 10 24-inch box *Heteromeles arbutifolia* (Toyon). As conditioned, all significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Green features will be further enhanced with the provision of approximately 3,084 square feet of landscaping including 394 square feet of landscaping on the second floor where the common open space is located and 2,690 square feet of landscaping on the ground floor.

**Housing Element.** The 2021-2029 Housing Element of the General Plan states:

*The City of Los Angeles has experienced the most severe housing crisis of any major city in the United States for some time now. With a wave of evictions threatening to further increase Los Angeles' homeless count and potentially move more families deeper into poverty, the devastating ways in which our housing crisis exacerbates existing disparities has become all too clear. The critical need for greater housing stability, affordability, equity and opportunity have never been more important.*

The Housing Element includes the following goals, objectives, and policies:

*Goal 1: A City where housing production results in an ample supply of housing to create more equitable and affordable options that meet existing and projected needs.*

*Policy: 1.1.2: Plan for appropriate land use designations and density to accommodate an ample supply of housing units by type, cost, and size within the City to meet housing needs, according to Citywide Housing Priorities and the City's General Plan.*

*Policy 1.2.2: Facilitate the construction of a range of different housing types that addresses the particular needs of the city's diverse households.*

*Objective 3.2: Promote environmentally sustainable buildings and land use patterns that support a mix of uses, housing for various income levels and provide access to jobs, amenities, services and transportation options.*

*Policy 3.2.2: Promote new multi-family housing...in areas near transit, jobs...in order to facilitate a better jobs-housing balance, help shorten commutes, and reduce greenhouse gas emissions.*

As proposed, the nine unit multi-family residential building that includes six three-bedroom units provides much needed housing that can meet the needs of larger families. Given the site's proximity to commercial uses, the proposed development is accessible to jobs. Furthermore, the site is accessible to public transit, which helps to reduce greenhouse gas emissions.

**Health and Wellness, Mobility 2035, and Air Quality Elements.** The proposed project is designed to be climate-adapted; for example, the applicant's plans (see "**Exhibit A**") show an open-to-the-sky, 1,560 square foot open space area on the second floor that should make for good access to natural light and ventilation to provide passive heating and cooling. To reduce levels of pollution and greenhouse gas emissions and encourage water conservation, low water trees and plants, such as evergreen, toyon, and agave blue flame, are utilized in the project landscaping. The project is designed with Code required bicycle parking to promote alternative transportation. The project is conditioned herein for soil depth and volume in the landscaped open space area on the second floor. The project is also conditioned to reduce heat island effect, replace trees in the public right-of-way, maintain historic trees in the public right-of-way, implement stormwater infiltration, and provide solar power. Taken together, these design features 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), 5.6 (resilience), 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).

**General Plan/Community Plan.** The Reseda - West Van Nuys Community Plan includes the following goals, objectives, and policies:

*Goal 1: A safe, secure, and high quality residential environment for all economic, age, and ethnic segments of the community.*

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

*Policy 1-2.1: Seek a high degree of architectural compatibility and landscaping for new infill development to protect the character and scale of existing residential neighborhoods.*

*Objective 1-3: To promote and ensure the provision of adequate housing for all persons regardless of income, age, or ethnic background.*

As previously stated, the proposed multi-family residential project is designed to include three two-bedroom units and six three-bedroom units. This will increase the supply of housing in the City and provide housing opportunities for larger families.

To preserve the character and scale of the existing residential uses, the project is conditioned to substantially comply with “**Exhibit A,**” and is further conditioned herein for a maximum of nine residential dwelling units with a total of 25,214 square feet of floor area, three stories and 43 feet in height, and a maximum FAR of 1.5:1. To provide adequate automobile parking in the area, the project is conditioned to provide two automobile parking spaces per residential dwelling unit (18 spaces) as required by the Municipal Code.

The project is designed and conditioned to provide architectural compatibility with surrounding uses. All units are designed with balconies to promote the sense of open space at the project site. A minimum 4 foot wide pathway shall abut the alley facing units to promote pedestrian orientation and enhance safety. Any new utilities shall be undergrounded to the maximum extent feasible. The project is attractively landscaped on the ground floor, and a decorative wall system is required. Finally, to preserve community character, no off-site commercial signage is permitted on construction fencing during construction.

Therefore, the Zone Change is in substantial conformance with the purposes, intent, and provisions of the General Plan.

**3. Charter Section 558 Findings: That the action is in substantial conformance with the purposes, intent and provisions of the General Plan.**

As detailed below under Finding B.4 (findings pursuant to LAMC Section 12.32), the project is in conformance with the public necessity, convenience, general welfare and good zoning practice. As proposed and conditioned herein, the proposed Zone Change and Building Line Removal will allow for the construction, use, and maintenance of much needed multi-family residential housing units.

## **B. ENTITLEMENT FINDINGS**

The proposed Zone Change, T Conditions, and Q Conditions are consistent with Section 558 of the City Charter and Sections 12.32 of the LAMC and will be in conformance with public necessity, convenience, general welfare, and good zoning practice as described below.

**4. Zone Change: Section 12.32 F of the LAMC: That the zone change is in conformity with the public necessity, convenience, general welfare, and good zoning practice.**

Public Necessity. There is a critical and well-documented need for housing throughout the City of Los Angeles. The Southern California Association of Governments (SCAG) forecasts the City's population to grow by 8.15 percent between 2020 – 2030. As previously stated, the Housing Element 2021-2029 documents the need for all housing types in the City given the existing housing supply and expected population growth. The Housing Element also states that large households (those with five or more persons) particularly lack adequately sized and affordable housing. As proposed and as conditioned herein, the Zone Change from R1-1 to (T)(Q)RD1.5-1 will allow for nine multi-family units across two lots. Six of the nine units are designed with three bedrooms, thereby allowing housing for larger families.

Convenience. As previously stated, the proposed project is located in proximity to commercial areas to the west. These commercial areas provide job opportunities and services. Furthermore, the subject site is in close proximity to public transit. The Metro Bus 162 runs in an east-west direction along Sherman Way and stops at the intersection of Sherman Way and Andasol Avenue (approximately 0.2 miles to the east) and the intersection of Sherman Way and White Oak Avenue (approximately 0.5 miles to the west). The Metro Bus 162 is a 24-hour bus with a frequency of every 15 minutes or better. The Metro Bus 237 runs in a north-south direction along White Oak Avenue (approximately 0.5 miles from the subject site). The Metro Bus 235 and 236 run north-south along Balboa Boulevard (approximately 0.9 miles from the subject site). The Metro Bus 237, 235, and 236 all connect with the Metro Bus 162 at Sherman Way. Finally, the Metro Rail and Busway G Line (Orange Line) is located approximately 2.1 miles to the southeast of the subject site at Balboa Boulevard.

General Welfare. The project is conditioned herein to promote the general welfare. For example, the project is required to be in substantial conformance with the site, floor, elevation, and landscape plans submitted with the application materials. The use is limited to a maximum of nine multi-family residential units. The floor area shall not exceed 25,214 square feet. Also, the floor area ratio is limited to 1.5:1, which is under the 3:1 floor area ratio allowed by the RD1.5-1 zoning and height district. As conditioned, the building height is limited to three stories and 43 feet. To reduce greenhouse gasses and levels of pollution, the project shall comply with all requirements as conditioned herein for landscaping, tree removal and replacement, including street trees, solar power, heat island effect, and stormwater/irrigation. For the safety of the project residents, the project is conditioned to provide a minimum 4 foot pedestrian walkway along the alley.

Good Zoning Practice. The subject site is comprised of two lots totaling 16,645 square feet that are currently zoned R1-1 for single-family residential use. The requested Zone Change to RD1.5-1 allows the requested nine multi-family units on an underutilized site. The project site is surrounded by single- and multi-family residential uses ranging from one to three stories. Further west, sites are improved with commercial uses including

automotive repair, retail, and restaurant uses. Institutional school uses and recreational park uses are also located in the vicinity. The requested zone change and development of the site with nine multi-family residential uses is consistent with the zoning pattern and uses in the vicinity.

Therefore, with the granting of the entitlement requests herein, the proposed project as conditioned will conform with the General Plan requirements and will be in harmony with the objectives of the General Plan and is in conformity with the public necessity, convenience, general welfare, and good zoning practice.

## **5. 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.**

To ensure compatibility with the surrounding neighborhood, the proposed Q conditions contain provisions regarding site development, use, height, floor area ratio, and automobile and bicycle parking. As conditioned, the site development is limited to nine multi-family residential units with a floor area of 25,214 square feet. The building height is limited to three stories and 43 feet in height. The floor area ratio is limited to 1.5:1, which is below the allowable 3:1 floor area ratio allowed by the requested RD1.5-1 Zone. The applicant is providing automobile parking as required by the Municipal Code. Taken together, these conditions regulate and will protect the best interests of the abutting one to three story single- and multi-family uses.

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

The General Plan Housing Element 2021-2029 promotes housing production that results in an ample supply of housing to create more equitable and affordable options that meet existing and projected needs. The Reseda – West Van Nuys Community Plan promotes the construction of housing for all persons including an adequate supply of multi-family housing. As previously stated, the Q conditions require substantial conformance with “**Exhibit A**” as conditioned herein and regulate site development, density, height, floor area, floor area ratio, and automobile and bicycle parking to ensure that the nine unit multi-family development is appropriate for the surrounding neighborhood and in harmony with the General Plan. Therefore, the Q limitations are necessary to secure an appropriate development in harmony with the objectives of the General Plan.

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

The project was analyzed under Case No. ENV-2018-2185-MND as three-story (two-story of residential over a ground level parking garage), 43 foot in height, 25,214 square foot, nine unit multi-family residential building all on two lots totaling 16,645 square feet. The project is proposing a total of 18 automobile parking spaces and 11 bicycle parking spaces. A total of 1,560 square feet of open space and 3,084 square

feet of landscaping is proposed. The project will require 456 cubic yards of grading, including 302 cubic yards of cut, 154 cubic yards of fill, 147 cubic yards of export, and no import. Additionally, the project proposes the demolition of the two existing single-family uses and accessory structures. A total of 17 on site trees are expected to be removed, but all of the seven street trees, including five historic street trees on Sherman Way, will be protected in place.

Case No. ENV-2018-2185-MND and the Mitigation Monitoring Program attached as Exhibit G impose mitigation measures on the project to reduce impacts to a less than significant level. The Mitigated Negative Declaration was analyzed based on the project description above as reflected in the applicant's site plans as shown in "**Exhibit A.**" These plans incorporate unit density, height, FAR, and parking. As such, the proposed Q conditions prevent or mitigate adverse environmental impacts from the project.

6. **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 that any 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 future street dedication, street improvements, drainage, sewer capacity, parking and driveway plan / access, and street lighting. The project will be reviewed as appropriate by City Departments including Building and Safety and Fire for any other necessary conditions relating to existing site improvements and project operations. These actions and improvements will provide the necessary infrastructure to serve the proposed community at this site and provide for the public necessity, convenience, and general welfare.

7. **Building Line Removal: Section 12.32 R of the LAMC**

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

Ordinance No. 130,484 effective July 13, 1965 established a building line on portions of Sherman Way between Van Nuys Boulevard and Variel Avenue. A 30 foot building line established under Ordinance No. 130,484 that is approximately 130 linear feet in length extends along the frontage of subject site. Across Caldu Avenue, a 20 foot building line extends for approximately 240 feet across the frontage of four lots on Sherman Way that are not a part of the subject site. Furthermore, City records show that the building line established under Ordinance 130,484 has been removed on the abutting site to the east at 17522 W. Sherman Way as well as other sites along



Sherman Way (for example, at 17610 Sherman Way, 17442 Sherman Way, and 17466-17510 Sherman Way). Refusing the applicant's request to remove the building line would result in uneven and inconsistent zoning practice along Sherman Way. Removal of the building line at the subject site allows the applicant to maximize the use of the lot and provide nine much needed multi-family units. As such, the requested building line removal is in conformance with the 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 applicant is requesting removal of the 30 foot building line at the subject site to achieve the proposed nine unit multi-family development. If the building line is not removed, the applicant would be required to provide a 30 foot front yard setback in lieu of a 15 foot front yard setback. As such, requiring observance of the 30 foot building line would not allow the applicant to develop nine units at the 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 Vesting 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 Reseda-West Van Nuys Community Plan area. When the 30 foot Building Line Ordinance was established in 1965, it was undoubtedly difficult to predict the City's current housing crisis. As such, allowing the applicant to provide housing at the density corresponding to the General Commercial land use designation 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 Sherman Way while preserving adequate front yards. The improvement of Sherman Way along the property frontage will be undertaken by complying with the T Conditions herein as required to be in conformance with the Mobility Plan 2035. The City did not require any new dedication from Sherman Way, because it is currently a fully dedicated street.

**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 regulates front yard setbacks in the RD1.5 Zone and requires a minimum 15 foot front yard setback on the subject site.

Therefore, removal of the 30 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.**

Removing the 30 foot building line while providing a 15 foot front yard setback will enable the proposed improvements to be constructed in accordance with current Fire Department standards.

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

As documented in the Housing Element, Los Angeles is experiencing a citywide housing crisis. The building line removal will allow for the development of nine multi-family units. Additionally, removal of the building line will allow for improved pedestrian and vehicular access along Sherman Way. As such, the building line removal promotes the public peace, health, safety, comfort, convenience, interest and general welfare.

**C. CEQA FINDINGS**

A Mitigated Negative Declaration, Case No. ENV-2018-2185-MND, was prepared for the proposed project. The Department of City Planning published the Mitigated Negative Declaration for the subject case beginning August 3, 2023 for 20 days, ending August 23, 2023. No comments were submitted to the file. The Lead Agency found potential negative impacts could occur from the project's implementation due to:

- Aesthetics (landscape plan, light, glare)
- Biological Resources (trees, nesting birds, non-protected tree removal, street tree removal, tree protection zone)
- Tribal Cultural Resources (on-site monitor)

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.

Therefore, Find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2018-2185-MND, as circulated on August 3, 2023 ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; Find the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Find the mitigation measures have been made enforceable conditions on the project; and Adopt the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration.

The records upon which this decision is based are with Valley Project Planning, Department of City Planning, 6262 Van Nuys Boulevard, Room 430, Los Angeles, CA 91401.