



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

South Valley Area Planning Commission

Date: December 13, 2018
Time: After 4:30 p.m.*
Place: Van Nuys City Hall
14410 Sylvan Street, Room 201
Van Nuys CA 91401

Staff Public Hearing: Yes
Appeal Status: Appealable to City Council
Expiration Date: 12/13/18
Multiple Approval: Yes

Case No.: APCSV-2017-877-ZC-BL
CEQA No.: ENV-2017-878-CE
Incidental Cases: none
Related Cases: VTT-74895-SL
Council No.: 6 - Martinez
Plan Area: Reseda – West Van Nuys
Specific Plan: none
Certified NC: Lake Balboa
GPLU: Low Medium I Residential, Low Residential
Zone: RA-1
Applicant: Bryan Coggins, OC Land Project 10, LLC

Representative: Sheryl Brady, Permit Place

PROJECT LOCATION: 17210 Roscoe Blvd

PROPOSED PROJECT: The site is comprised of one (1) RA-1 zoned lot to be re-zoned into two (2) separate zones of RD3-1 and RD5-1, with a total area of approximately 35,526 square feet post dedications. The lot is currently developed with a vacant single-family residence. The project involves a nine (9) small lot single-family subdivision in conjunction with the proposed zone change. The project proposes the construction of a new nine (9) homes with a proposed maximum height of 26 feet and six (6) inches. Lots 1-5 will include 2-story, 2,264 square foot single-family dwellings and lots 6-9 will include 2-story, 2,829 square foot dwellings. The proposed unit density is based on the (T)(Q)RD3-1 and (T)(Q)RD5-1 zone. Access to the residential subdivision will be by means of a proposed 24-foot wide community driveway accessed by Roscoe Boulevard.

The project is requesting a Vesting Zone Change for a project of nine (9) single family dwellings.

- REQUESTED ACTION:**
1. Pursuant to State CEQA Guidelines 15332 an Exemption from CEQA, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
 2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.32 F, to allow a Zone Change from the RA-1 zone to the RD3-1 zone for the first five lots on the northern portion of the site closest to Roscoe Boulevard and from RA-1 to RD5-1 for the four lots on the remaining southern portion of the site; to a depth of 163.4 feet.
 3. Pursuant to LAMC Section 12.32 R, a building line removal to remove a 25-foot building line along Roscoe Boulevard established under Ordinance No. 96753.

Note: Related case No. VTT-74895-SL was approved on July 19, 2018, contingent upon the zone change, not a part of this case as an action.

RECOMMENDED ACTIONS:

1. **Determine** that based on the whole of the administrative record, the project is exempt from CEQA pursuant to CEQA Guidelines Section 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. **Recommend that the City Council approve a Zone Change** pursuant to Los Angeles Municipal Code (LAMC) Section 12.32 G, from the RA-1 zone to the RD3-1 zone for the first five lots to a depth of 163.4 feet post-dedication on the northern portion of the site closest to Roscoe Boulevard and from RA-1 to RD5-1 for the four lots on the remaining southern portion of the site, subject to the attached (T) and (Q) Conditions of Approval.
3. **Recommend that the City Council approve a building line removal** to remove a 25-foot building line along Roscoe Boulevard established under Ordinance 96753.
4. **Adopt** the attached Findings.


VINCENT P. BERTONI, AICP
Director of Planning



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ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the City Planning Commission Secretariat, 200 North Spring Street, Room 532, Los Angeles, CA 90012 (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to this programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

TABLE OF CONTENTS

Project Analysis	A-1
Project Summary	
Background	
Hearing Officer Comments	
Conclusion	
(T) Conditions	T-1
(Q) Conditions	Q-1
Building Line Conditions of Approval	C-1
Findings	F-1
General Plan/Charter Findings	
Entitlement Findings	
CEQA Findings	
Public Hearing and Communications	P-1
Exhibits:	
A – Project Plans	
Proposed Site Plan	
Floor Plans	
Building Elevations/Renderings	
Landscape Plan	
B – Tract Map	
C – Maps and Photos	
C1 – Vicinity and ZIMAS Maps	
C2 – Radius Map	
C3 – Site Photos	
D – Environmental Clearance	
Proposed Categorical Exemption ENV-2017-0878-CE	
E – Communications	

PROJECT ANALYSIS

Project Summary

The project proposes the demolition of an existing single-family dwelling and the construction of a nine (9) small lot two-story single-family subdivision located in the Reseda – West Van Nuys Community Plan area. Pursuant to LAMC Section 12.32, the project is seeking a zone change from RA-1 to RD3-1 for the first five lots on the north side of the site closest to Roscoe Boulevard and from RA-1 to RD5-1 for the four lots on the remaining southern portion of the site. The applicant has been conditionally approved for a Vesting Tentative Tract Map (VTT-74895-SL) to subdivide the lot pursuant to LAMC 17.15. The project proposes the construction of nine (9) single-family homes, with maximum heights of 26 feet and six (6) inches. The total size of the project site is approximately 35,526 square feet, post dedications.

The two-story single family homes in the proposed RD3-1 portion of the site are approximately 1,830 square feet. The homes in the RD5-1 portion of the site are approximately 2,390 square feet. Pursuant to LAMC Section 12.32 R.2, the applicant is also requesting the removal of the 25-foot building line fronting Roscoe Blvd.

The project includes 10 parking spaces in the RD3-1 portion of the site and 18 parking spaces in the RD5-1 portion of the site. Each of the nine (9) small lot homes will have a two-car parking garage on the first floor.

The site is currently developed with a vacant single family home. Future plans to extend Burton Street west through the subject property and connect it with Louise Avenue is the reason the applicants have provided a 54-foot wide future road easement between lots seven and eight. This area of the property will be served by two parking spaces and a fire hammerhead 70 feet in length to accommodate emergency vehicles on the subject property. No trees will be removed.

Background

Subject property

The subject site consists of a long, flat, rectangular lot that fronts the south side of Roscoe Boulevard with 90 feet of frontage. The lot is approximately 450 feet deep. The property is located in an Urban Agriculture Incentive Zone and approximately 7.2 kilometers from the Northridge fault line.

The site is in the Reseda – West Van Nuys Community Plan, and is currently zoned RA-1. The General Plan Land Use designation is split on site between Low Medium I Residential and Low Residential. The property is not in any specific plan or other overlay area. The subject property is currently developed with a 1,091 square-foot vacant single-family home located towards the north side of the property near Roscoe Boulevard.

The site is approximately 35,526 square feet post dedications, and 14,605 square feet of the site is in the Low Medium I Residential General Plan Land Use designation is proposed for the RD3-1 zone; 20,291 square feet of the site in the Low Residential General Plan Land Use designation is proposed for the RD5-1 zone. The RA zone currently on site is not one of the designated zones for either of the existing General Plan Land Use designations.

Surrounding Properties

The surrounding area is characterized by level topography and improved streets. The property immediately adjacent and on the west side of the subject property is zoned RA-1 and is currently vacant land. The next three properties to the west are developed with single-family homes. Two of those properties located closest to the subject site are zoned RA-1, one of which is being used as a landscape nursery, and the third lot which is located further west of the subject site has a split zone of RD3-1 towards the north side of the lot and RD5-1 towards the south side of the lot, similar to what is being proposed for the subject site. The lot on the corner of Louise Avenue and Roscoe Boulevard is approximately 315 feet west of the subject site and is zoned C2-1VL and P-1VL. This lot is used for commercial businesses and includes a surface parking lot.

The property directly east of the subject site has a split zone of RD3-1 for the north portion of the lot and RD5-1 for the south portion of the lot and developed with 6 small lot single-family homes. The next two properties further east from the subject site are zoned RD3-1 and are also developed with single-family homes. Further east, two more properties are zoned RA-1 and are developed with single-family homes on large lots. The remainder of properties to the east of the subject site and along the south side of Roscoe Boulevard are zoned R1-1 and developed with single-family homes. The property at the southeast corner of Roscoe Boulevard and Balboa Boulevard is zoned C2-1VL and developed with a gas station.

Properties on the north side of Roscoe Boulevard are mostly zoned R3-1 and developed with multi-family residential structures. The three residential properties along the north side of Roscoe Boulevard and closest to Louise Avenue are zoned RD2-1 and developed with multi-family structures. The property located on the northwest corner of Roscoe Boulevard and Louise Avenue is zoned C2-1VL and currently developed with a gas station. The two properties located on the northeast corner of Roscoe Boulevard and Balboa Boulevard are zoned C2-1VL and developed with commercial buildings.

Streets and Circulation

Roscoe Boulevard – The Mobility Element designates Roscoe Boulevard a Boulevard II. City standards require a 110-foot right-of-way for a Boulevard II (55-foot half right-of-way) and an 80-foot roadway. Bureau of Engineering (BOE) is requiring a five (5) foot wide strip of land be dedicated along Roscoe Boulevard adjoining the tract to complete a 55-foot wide half right-of-way in accordance with Boulevard II standards of the Mobility Plan. Roscoe Boulevard is improved with a curb, gutter, sidewalk, and a paved roadway that currently meets the 80-foot wide roadway standard. However, in tandem with the dedication request, BOE is also requiring a 15-foot full width concrete sidewalk with tree wells.

Related Cases:

ON-SITE:

ZA-1991-38-ZV: On September 11, 1991 the Zoning Administrator denied a request for a Zone Variance to permit the retail sale of nursery plants in the RA-1 zone.

Ordinance No. 119856: On August 23, 1961 the Los Angeles City Council adopted an ordinance amending LAMC Section 12.04 by amending the Zoning Map.

Ordinance No. 96753: On July 19, 1950 the Los Angeles City Council adopted an ordinance to establish a building line on both sides of Roscoe Boulevard between Tuxford Street and Fallbrook Avenue.

OFF-SITE:

APCSV-2006-9156-ZC: On November 20, 2007 the South Valley Area Planning Commission approved the construction of six (6) single-family dwellings and a zone change from RA to RD3-1 and RD5-1 at 17204 Roscoe Boulevard.

APCSV-2015-374-ZC-BL: On July 31, 2015 the South Valley Area Planning Commission approved the construction of seven (7) single-family dwellings and a zone change from RA-1 to RD3-1, and the removal of the building line at 17150 Roscoe Boulevard.

APCSV-2007-5628-ZC: On January 7, 2010 the South Valley Area Planning Commission approved the demolition of an existing single-family dwelling, construction of eight (8) new single-family dwellings, and a zone change from RA-1 to RD3-1 and RD5-1 at 17236 Roscoe Boulevard.

Entitlement Requests

Zone Change

The applicant is requesting a zone change from RA-1 to RD3-1 and RD5-1.

Building Line Removal

The applicant is requesting the removal of a 25-foot building line along Roscoe Boulevard.

Reports Received

Reports were received from the Bureau of Engineering, the Department of Building and Safety, the Department of Transportation, the Fire Department, the Department of Water and Power, the Bureau of Street Lighting, the Bureau of Sanitation, the Information Technology Agency, the Department of Recreation and Parks, and the Urban Forestry Division.

Hearing Officer Comments

While no one attended the public hearing, prior to the hearing several written comments were received regarding the street extension at Burton Street. Members of the community expressed opposition to this extension, but no one attended the hearing or appealed the tract case.

Conclusion

Staff concludes that the granting of the requested entitlements for the zone change from RA-1 to RD3-1 and RD5-1, and the nine (9) small lot subdivision will bring much needed housing to the community and will permit density that is compatible with the surrounding area while maximizing the use of the approximately 35,526 square-foot site. Staff also recommends the removal of the 25-foot building line along Roscoe Boulevard as established under Ordinance No. 96753. The building line was established in 1950 along both sides of Roscoe Boulevard for a distance of over 13 miles. Since that time, Roscoe Boulevard has been improved and many developments along Roscoe Boulevard have also had their building lines removed.

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

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

1. Construct or suitably guarantee the following, to the satisfaction of the City Engineer:
 - a. **Roscoe Boulevard Street Dedication.** Dedicate a 5-foot wide strip of land along the property frontage to complete a 55-foot half right-of-way in accordance with Boulevard II of Mobility Plan 2035.
 - b. **Future Extension of Burton Street.** A 54-foot wide future street shall be dedicated within the tract area for the westerly extension of Burton Street in alignment satisfactory to the City Engineer.
 - c. **Easements.** If necessary, public sanitary sewer easements shall be dedicated on the final map based on alignment approved by the Valley Engineering District Office and the applicant shall make a request to the Valley District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
 - d. **Access.** The owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways. If necessary for street address purposes, all the common access to this subdivision be named on the final map satisfactory to the City Engineer. All common access easements, including the vehicular access and pedestrian access easement shall be part of the adjoining lots. All pedestrian common access easements shall be shown on the final map.
 - e. **Street Lighting.** Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting and construct one (1) new street light on Roscoe Boulevard.
 - f. **Sidewalk Improvement.** Improve Roscoe Boulevard by the constructing a 15-foot full width concrete sidewalk with tree wells, including the necessary removal and reconstruction of existing improvements.
2. **Department of Transportation.** Prior to the recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to ensure:
 - a. A two-way driveway apron width of 28 feet is required, to the satisfaction of DOT.
 - b. A minimum of 20-foot reservoir space is required between any security gate or parking space and the property line, to the satisfaction of DOT. Roscoe Boulevard is a designated Boulevard II in the City of Los Angeles Mobility Plan 2035. Backing out onto Roscoe Boulevard shall be prohibited.
 - c. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to

submittal of building permit plans for plan check by the Department of Building and Safety.

- d. The condition clearance fee shall be paid to the Department of Transportation as required per Ordinance No. 183,270 and Los Angeles Municipal Code (LAMC) Section 19.15 prior to recordation of the final map.
- 3. Fire Department.** Submit plot plans for Fire Department approval and review prior to the recordation of Tract Map Action.
 - 4. Water and Power.** Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (These condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1 (c).)
 - a. The Developer must complete the following financial arrangements prior to tract recordation: Existing Water Mains. No public fire hydrants are required, private hydrants may be required by LAFD.
 - b. The Developer must complete engineering requirements prior to tract recordation: An accurate street and site grading plan must be furnished to this Department, to determine the safety or accessibility of proposed facilities and to determine accurately the conditions or limitations of services.
 - c. The Developer must complete and arrange for the Department to install meters and water services prior to receiving final clearance.
 - d. Water meters and services for each lot shall be installed on street surface frontage (on the sidewalk and behind the curb within the public right-of-way).
 - e. Pressure regulators will be required in accordance with the Los Angeles City Plumbing Code for the following lot(s) where pressure exceed 80 psi at the building pad elevation.
 - f. There currently exists an 8" CI water mainline on Roscoe Boulevard. The flowing water mains may be inadequate to serve this tract and may need to be enlarged at the Developer's expense. An SAR will have to be requested for any large fire services ordered off of Roscoe Boulevard.
 - 5. Bureau of Street Lighting.** Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvements plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.
 - a. The applicant shall improve Roscoe Boulevard by the constructing a 15-foot full width concrete sidewalk with tree wells, including the necessary removal and reconstruction of existing improvements
 - 6. Bureau of Sanitation.** Bureau of Sanitation has reviewed the sewer/storm drain lines serving the subject tracts/areas, and found no potential problems to their structures or potential maintenance problems.

- 7. Urban Forestry Division.** Prior to the issuance of a grading permit, the applicant shall submit a tree report and landscape plan prepared by a Los Angeles Municipal Code (LAMC) designated tree expert as designated by LAMC Ordinance No. 177,404, for approval by the City Planning Department and the Urban Forestry Division of the Bureau of Street Services.
- a. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the applicant or contractor shall notify the Urban Forestry Division (213) 847-3077 upon completion of construction to expedite tree planting. All protected tree removals must be approved by the Board of Public Works.

(Q) QUALIFIED CONDITIONS OF APPROVAL

Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

Development Conditions:

1. **Use.** Permit the development of a nine (9) small lot subdivision consisting of two story single-family dwellings totaling approximately 40,847 square feet.
2. **Density.** A maximum of five (5) single-family residential dwellings is permitted on that portion of the site zoned RD3-1 and a maximum of four (4) single-family residential dwellings is permitted on that portion of the site zoned RD5-1.
3. **Height.** No building or structure shall exceed 26 feet and six (6) inches in height.
4. **Plans.** The use and development of the subject property shall be in substantial conformance with the submitted plans, including the Site Plans, Floor Plans, Building Elevations, Building Sections, and Landscape Plans attached to the subject case file and stamped Exhibit "A". Prior to the issuance of building permits, detailed development plans that show compliance with all Conditions of Approval, including complete landscape and irrigation plans, shall be submitted to the Department of City Planning for review. Minor deviations may be allowed only in order to comply with provisions of the LAMC, the subject conditions, and the intent of the subject permit authorization.
5. **Parking.** Parking spaces shall be limited to two garage parking spaces per lot and a total of two uncovered guest parking spaces on the project site, in conformance with the minimum number of spaces in Tract Case No. 74895-SL.
6. **Landscaping.** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan that substantially conforms with **Exhibit "A"** and is prepared by a licensed landscape architect or licensed architect. Additionally, landscaping is required to complement the building design and shall comply with the City of Los Angeles Landscape Ordinance 170,978 and Section 12.40 of the LAMC. 3. Prior to final sign off, a complete landscape plan shall be submitted to show plant quantities and species on the lots, in the public right-of-way, and to the best extent feasible a tree in front of each house.
7. **Common Access Easement.** The common access easement shall be reduced to 20 feet in width to accommodate a wider sidewalk of eight (8) feet. No gates shall be permitted on common access easement. Permeable pavement shall be used for the shared common access easement.

BUILDING LINE REMOVAL CONDITIONS OF APPROVAL

1. Final plans shall detail the location of trash storage and trash pickup.
2. One more street tree shall be added to the public sidewalk as appropriate by the Bureau of Street Services and the Urban Forestry Division.

Administrative Conditions

3. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Planning Department for placement in the subject file.
4. **Code Compliance.** Area, height, and use regulations of the zone classification of the subject property shall be complied with, except where herein conditions are more restrictive.
5. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Planning Department for attachment to the file.
6. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.
7. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
8. **Building Plans.** Page 1 of the grants and all the conditions of approval shall be printed on the building plans submitted to the City Planning Department and the Department of Building and Safety.
9. **Project Plan Modifications.** Any corrections and/or modifications to the Project plans made subsequent to this grant that are deemed necessary by the Department of Building and Safety, Housing Department, or other Agency for Code compliance, and which involve a change in site plan, floor area, parking, building height, yards or setbacks, building separations, or lot coverage, shall require a referral of the revised plans back to the Department of City Planning for additional review and final sign-off prior to the issuance of any building permit in connection with said plans. This process may require additional review and/or action by the appropriate decision making authority including the Director of Planning, City Planning Commission, Area Planning Commission, or Board.
10. **Indemnification.** Applicant shall do all of the following:
 - a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside,

- void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
 - c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
 - d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
 - e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

FINDINGS

General Plan/Charter Findings (Charter Sec. 556, 558)

The proposed zone change is in substantial conformance with the purposes, intent, and provisions of the General Plan and is in conformity with public necessity, convenience, general welfare and good zoning practice. The City of Los Angeles' General Plan consists of the Framework Element, seven required Elements that are mandated by State law, including Land Use, Mobility, Housing, Conservation, Noise, Safety, and Open Space, and optional Elements including Air Quality, Service Systems, and Plan for a Healthy Los Angeles. Thirty-five individual community plans comprise the Land Use Element for the City of Los Angeles. This section provides relevant goals, objectives, policies, and programs that are established in the General Plan that form the basis for staff's recommended actions for the proposed project.

1. **General Plan Land Use Designation.** The subject property is located on Roscoe Boulevard in the Reseda – West Van Nuys Community Plan, which was adopted by the City Council on November 17, 1999. The Plan designated the subject property for two (2) General Plan Land Use designations on site. The Low Medium I Residential land use allows for the following zones: R2, RD3, RD4, RZ3, RZ4, RU, and RW1. The Low Residential land use allows for the following corresponding zones: RE9, RS, R1, RU, RD6, and RD5. The subject site is currently zoned RA-1. The applicant is seeking to change the zone of the subject property to RD5-1 in the Low Residential General Plan Land Use designation and RD3-1 in the Low Medium I Residential General Plan Land Use designation, which is consistent with the corresponding zones. The RA zone currently on site is not one of the designated zones for either of the existing General Plan Land Use designations. The applicant is also requesting the removal of the 25-foot building line along Roscoe Boulevard. The proposed zone, height, and requested density is consistent with the project site's General Plan Land Use Designation.
2. **General Plan Text.** The Reseda – West Van Nuys Community Plan sets forth planning purposes, objectives, and policies for land uses within its boundaries. The Community Plan's stated purposes are to promote an arrangement of land uses, streets, and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the people who live and work in the community.

The proposed project would be in conformance with the following objectives, and policies of the Reseda – West Van Nuys Community Plan:

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

Objective 1-1: To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area to the year 2010.

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

Program: The Plan includes an Urban Design Chapter which is supplemented by Design Guidelines and Standards for residential development.

Policy 1-1.6 Preserve and maintain at least four fifths of designated residential lands for single family uses.

Program: The Plan designates residential lands to reflect this ratio.

Objective 1-2 To preserve and enhance the varied and distinct residential character and integrity of existing single and multi-family neighborhoods.

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.

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

Policy 1-2.2 Consider factors such as neighborhood character and identity, compatibility of land uses, impact on livability, impacts on services and public facilities, and impacts on traffic levels when changes in residential densities are proposed.

Program: The decision maker should adopt findings which address these factors as part of any decision relating to changes in planned residential densities.

The project will protect the quality of the residential environment by proposing single-family dwellings for the site, similar to other lots on the same section of Roscoe Boulevard. The project is subject to the small lot Design Guidelines, which were included in the related Case No. VTT-74895-SL.

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

Policy 1-3.1 Promote greater individual choice in type, quality, price, and location of housing.

Program: The Plan promotes greater individual choice through its establishment of residential design standards and its allocation of lands for a variety of residential densities.

Policy 1-3.4 Provide for development of townhouses 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 type of development by designating specific areas for Low Medium residential land use categories.

The project proposes the construction of nine (9) small-lot single-family dwellings. Five (5) lots will be developed with single-family dwellings of 1,830 square feet on the portion of the site zoned RD3-1 and four (4) lots will be developed with single-family dwellings of 2,390 square feet on the portion of the site zoned RD5-1. The project will provide additional housing at different sizes, which offers greater individual choices.

The project's location is near various public transit routes, including the following:

- Metro Local 152: Woodland Hills to North Hollywood via Fallbrook Avenue, Roscoe Boulevard and Vineland Avenue.
- Metro Local 236: Sylmar to Encino via Balboa Boulevard and Glenoaks Boulevard.

Significant traffic impacts are not expected from the project. The site is in close proximity to bus lines operating along Roscoe Boulevard and Balboa Boulevard. Therefore, the project is not expected to cause any adverse impacts on livability, services and public facilities, or traffic levels. The project of nine (9) homes is less than the 25-single-family home threshold established by the Department of Transportation.

The proposed project will meet the objectives and policies by providing additional housing at an appropriate density and at a location along a transit corridor to meet the Plan area's needs and infrastructure capacities.

This project was already approved as a tract map to allow for the project to allow for what once was a single-family home lot with a small driveway to a lot with not only nine (9) new homes, but additional paved parking areas, a long driveway/common access easement with a sidewalk that extends down its length, and in many ways resembles a street. In light of the amount of the configuration of the lots and easement, as well as the impervious surface being added to what once was a relatively open and undeveloped site, additional conditions have been added to help the project align with additional General Plan Policies and Objectives.

The project has been conditioned to add permeable pavement and reduce paved parking areas to meet the minimum required by Tract Case No. 74895-SL, which are aligned with the infrastructure improvements identified in Program No. 40 of the Healthy Plan Los Angeles (2015) as well as the intent of Policy 5.5 Green Streets of the Mobility Plan 2035. The project has been conditioned to add additional trees along the sidewalk of the common access easement and sidewalk of Roscoe Boulevard, which aligns with Program No. 37 of the Healthy Plan for Los Angeles, which encourages increased planting to offset air pollution and provide shade, which reduce heat island effects. Both of these infrastructure improvements align with Policy 5.6 Resilience of the Healthy Plan for Los Angeles, which seeks to increase the City's resilience to risks resulting from Climate Change.

As noted above, the common access easement also in many ways resembles a street, and yet, it is a common access easement on private land. If/when the Burton Street extension is completed, this easement effectively functions like a street, connecting Roscoe Boulevard to Burton Street. As conditioned, this easement will not have a gate. The common access easement may be a minimum of 20 feet wide per the Fire Department as noted in Tract Case No. 74895-SL, and in order to align with the public street type improvements for wider sidewalks with trees along them as noted in the Mobility Element for pedestrian infrastructure (Policy Nos. 2.3, 3.1, 3.5, and Program Eng. 1.9), the project has been conditioned to reduce the common access easement width to 20 feet and to increase the sidewalk width. At a width of 20 feet wide, the public will also be discouraged from entering the easement area, which has been conditioned to be the standard width of a public alley

Therefore, as conditioned, the recommended development meets the objectives of the Community Plan and is consistent with the general plan land use designation.

3. **Charter Findings.** The proposed zone change complies with Charter Section 556 and 558 in that the change promotes land use regulations with regards to use, height, density, etc., that is consistent with the General Plan, as noted above in Findings Nos. 1 and 2, with public

necessity, convenience, general welfare, and good zoning practice, and as noted in the discussion at Finding No. 4, which are referenced as if fully incorporated herein.

Entitlement Findings

- 4. Zone Change, L.A.M.C. Sec. 12.32: That the zone change is in harmony with the objectives of the General Plan and is in conformity with the public necessity, convenience, general welfare, and good zoning practice.**

The project complies with the General Plan Land Use designation, as noted in Findings No. 1 and 2, which are referenced as if fully incorporated herein. The project allows the site to secure an appropriate development in harmony with the objectives of the General Plan, by retaining the General Plan Land Use designation and by adding to a variety of housing choices.

The subject site consists of a long, flat, rectangular lot that fronts the south side of Roscoe Boulevard with 90 feet of frontage. The lot is approximately 450 feet deep. The property is located in an Urban Agriculture Incentive Zone and approximately 7.2 kilometers from the Northridge fault line. The subject property is currently developed with a 1,091 square-foot vacant single-family home located towards the north side of the property near Roscoe Boulevard. The property is not in any specific plan or other overlay area and not within 500 feet of a school or public park.

Public Necessity – The proposed project will provide additional necessary housing to the City of Los Angeles, with a variety of dwelling types.

Convenience – The proposed project will be conveniently located along Roscoe Boulevard, in close proximity to existing commercial and single-family and multi-family residential uses. The site is also located nearby two transit lines. One of these transit lines, Metro Local 152, has a bus stop located within 400 feet from the subject property. The property is conveniently located approximately 1.3 miles from California State University, Northridge and approximately half a mile from the Van Nuys Airport and two (2) miles from the 405 freeway entrance. The project will provide a clear entry point from the street and will feature a vehicle as well as a pedestrian access gate approximately 22 feet from the front property line. The pedestrian access will make the use more accessible and convenient for those utilizing alternative modes of transportation.

General Welfare – The proposed project site contains a vacant single-family dwelling. The proposed small lot single-family dwellings are attractively designed and includes landscaping. The project offers a unique nine (9) lot development that is consistent with the design and landscaping of the surrounding neighborhood and is located on a currently underutilized lot. The project is also providing a roadway easement for the future extension of Burton Street through the subject property to connect to Louise Avenue, therefore benefitting the local community by improving circulation within the area.

Good Zoning Practice – The proposed zone change would provide an appropriate development comparable to surrounding uses and provide much needed housing to the community. The site currently contains a total of one (1) single-family residence, and the proposed subdivision would provide nine (9) single-family small-lot units. The proposed project will comply with all Los Angeles Municipal Code (LAMC) requirements for parking, yards, and open space under the proposed density for (T)(Q)RD3-1 and (T)(Q)RD5-1 zoned development. The applicant has chosen the highest zoned density for each land use designation. This will result in more for sale housing in the community which is compatible with newer development being constructed in this neighborhood.

Therefore, the zone change furthers the public necessity and convenience and will contribute to the general welfare of the neighborhood. The recommended zone change is consistent with good zoning practice by providing a harmonious, infill density and land use activity in the existing neighborhood.

5. Building Line Removal, LAMC Section 12.32 R.2: The recommended building line removal is consistent with the General Plan and in conformance with the public necessity, convenience, general welfare or good zoning practice in that:

City records show that on July 19, 1950, a 25-foot building line was established by Ordinance No. 96753 on both sides of Roscoe Boulevard between Tuxford Street and Fallbrook Avenue. The applicant is currently requesting the removal of the 25-foot building line on Roscoe Boulevard abutting the subject site. Since July 1950, when the building line ordinance was first established, Roscoe Boulevard has been designated a Boulevard II by the Mobility Plan 2035, with a designated right-of-way of 110 feet (55-foot half right-of-way) and an 80-foot roadway. The Bureau of Engineering is requiring a five (5) foot wide strip of land be dedicated along Roscoe Boulevard adjoining the tract to complete a 55-foot wide half right-of-way in accordance with Boulevard II standards of the Mobility Plan.

Removal of the building line allows additional space to accommodate the proposed single-family dwellings, which will permit the construction of much needed housing in the City and the Reseda – West Van Nuys Community Plan area. Without the removal of the building lines, the applicant would not have sufficient lot area to construct five (5) single-family dwellings as proposed in the RD3-1 portion of the subject site.

As such, the removal of the building line is consistent with the General Plan and in conformance with the public necessity, convenience, general welfare, and good zoning practice.

CEQA Findings

6. Based on the whole of the administrative record the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 1, Class 32, there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

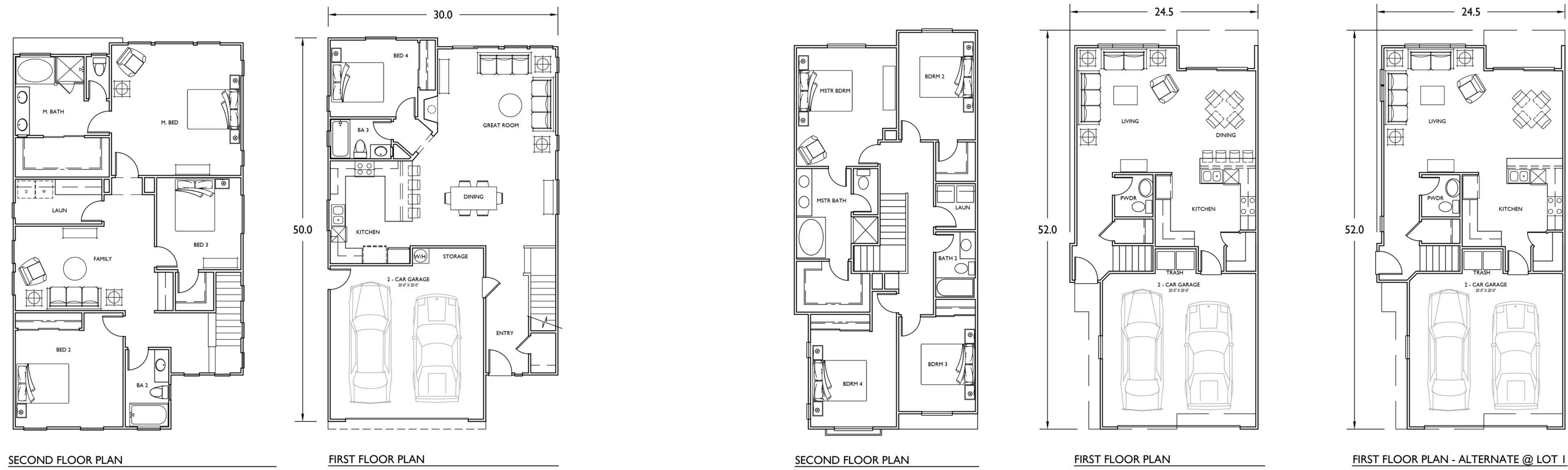
PUBLIC HEARING AND COMMUNICATIONS

Public Hearing

An initial public hearing was held at the Marvin Braude Constituent Service Center on May 22, 2018. No members of the public attended the hearing.

Communications Received

A letter of support for the project, contingent upon no extension of Burton Street, was provided by the Lake Balboa Neighborhood Council on December 8, 2017.

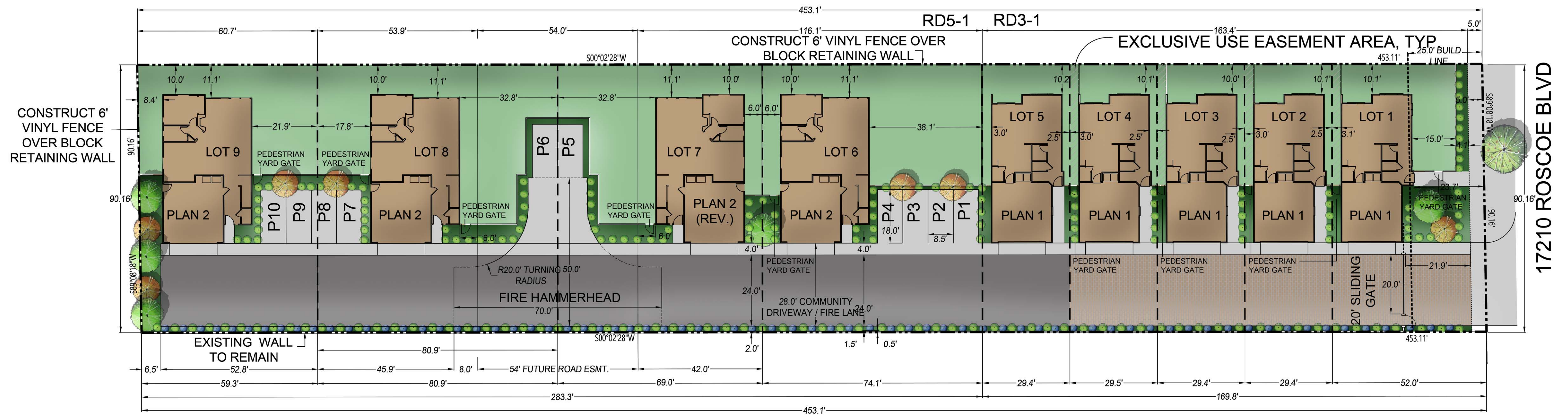


PLAN 2: 4 BD + LOFT

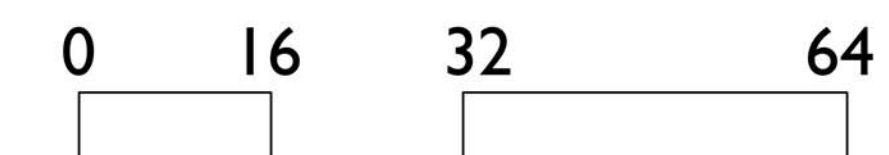
First Floor	990 s.f.
Second Floor:	1,400 s.f.
Total Livable	2,390 s.f.
Garage	435 s.f.

PLAN 1: 4 BD - 2.5 BA

First Floor	670 s.f.
Second Floor:	1,160 s.f.
Total Livable	1,830 s.f.
Garage	434 s.f.



PRIVATE YARD - LANDSCAPING BY OWNER





PLAN I ALTERNATE RIGHT ELEVATION @ LOT I



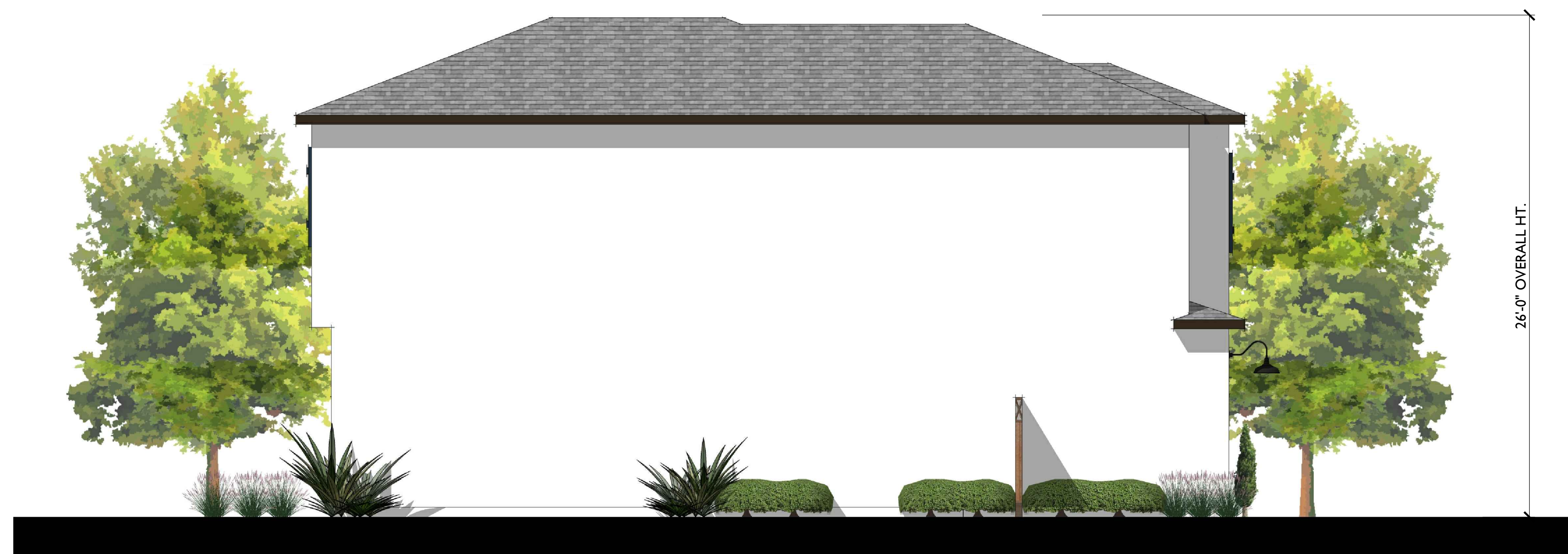
PLAN I PERSPECTIVE



PLAN I RIGHT ELEVATION



PLAN I REAR ELEVATION



PLAN I LEFT ELEVATION



PLAN I FRONT ELEVATION



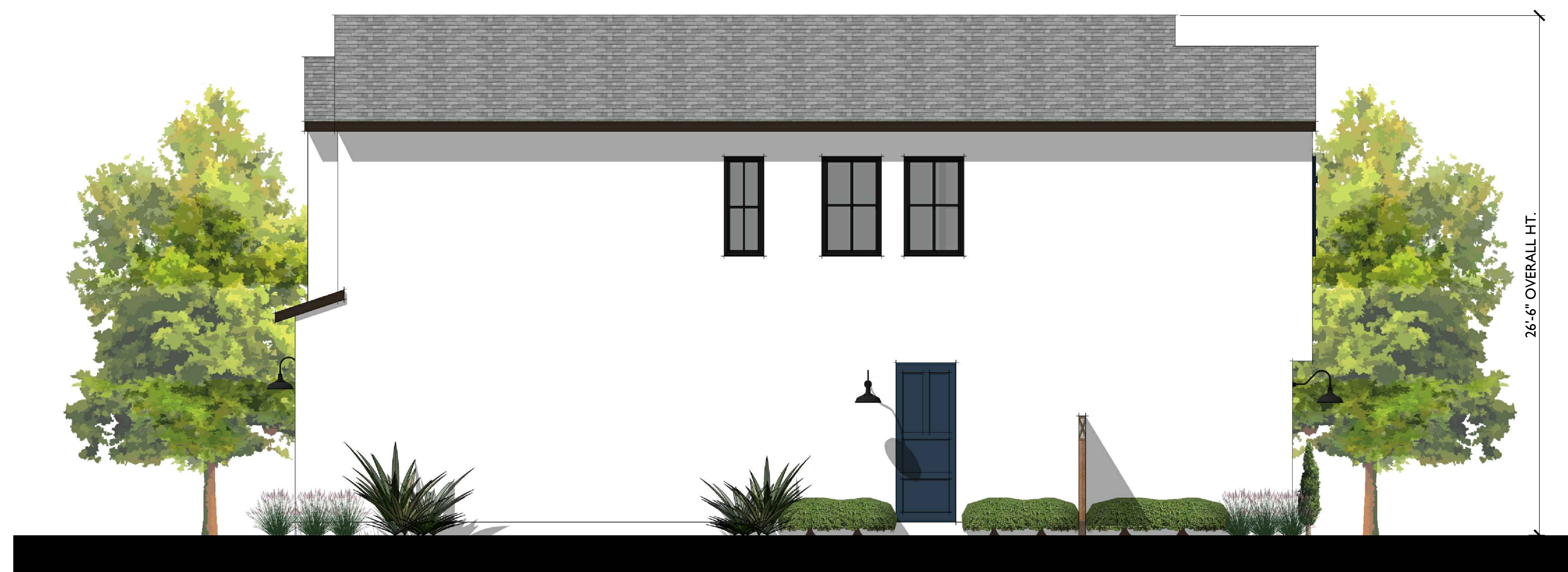
PLAN 2 PERSPECTIVE



PLAN 2 RIGHT ELEVATION



PLAN 2 REAR ELEVATION



PLAN 2 LEFT ELEVATION



PLAN 2 FRONT ELEVATION



SITE PERSPECTIVE



SITE PERSPECTIVE

17210 Roscoe Boulevard Conceptual Landscaping

Proposed Tree Palette

Botanical Name	Common Name	Size
<i>Arbutus unedo</i>	Strawberry Tree	24" box
<i>Tristania conferta</i>	Brisbane Box	24" box
<i>Sapum sebiferum</i>	Chinese Tallow Tree	24" box

Proposed Shrub/Groundcover Palette

Botanical Name	Common Name	Size
<i>Agave species</i>	Agave	5 gallon
<i>Aloe species</i>	Aloe	5 gallon
<i>Anigozanthos flavidus</i>	Kangaroo Paw	5 gallon
<i>Arctostaphylos e. 'Carmel Sur'</i>	Little Sur Manzanita	5 gallon
<i>Baccharis p. 'Twin Peaks'</i>	Coyote Bush	5 gallon
<i>Calliandra eriophylla</i>	Fairy Duster	1 gallon
<i>Callistemon v. 'Little John'</i>	Dwarf Bottlebrush	5 gallon
<i>Carissa m. 'Green Carpet'</i>	Dwarf Natal Plum	5 gallon
<i>Cistus purpureus</i>	Orchid Rock Rose	5 gallon
<i>Dietes vegeta</i>	Fortnight Lily	1 gallon
<i>Festuca o. glauca</i>	Blue Fescue	1 gallon
<i>Gaura l. 'Siskiyou Pink'</i>	Gaura	1 gallon
<i>Hemerocallis hybrids</i>	Daylily	1 gallon
<i>Lantana montevidensis</i>	Trailing Lantana	5 gallon
<i>Lavandula angustifolia 'Hidcote'</i>	Pink English Lavender	5 gallon
<i>Leucophyllum f. 'Compacta'</i>	Texas Ranger	5 gallon
<i>Ligustrum japonica 'Texanum'</i>	Texas Privet	15 gallon

Proposed Vines on Block Wall



Ficus pumila, Creeping Fig

17210 Roscoe Boulevard Conceptual Hardscaping

6' Vinyl Fence on South and West Property Line (on top of block retaining wall where applicable)



Pervious Pavers at Main Entry



Proposed Wrought Iron Fence and Gate at Lot 1

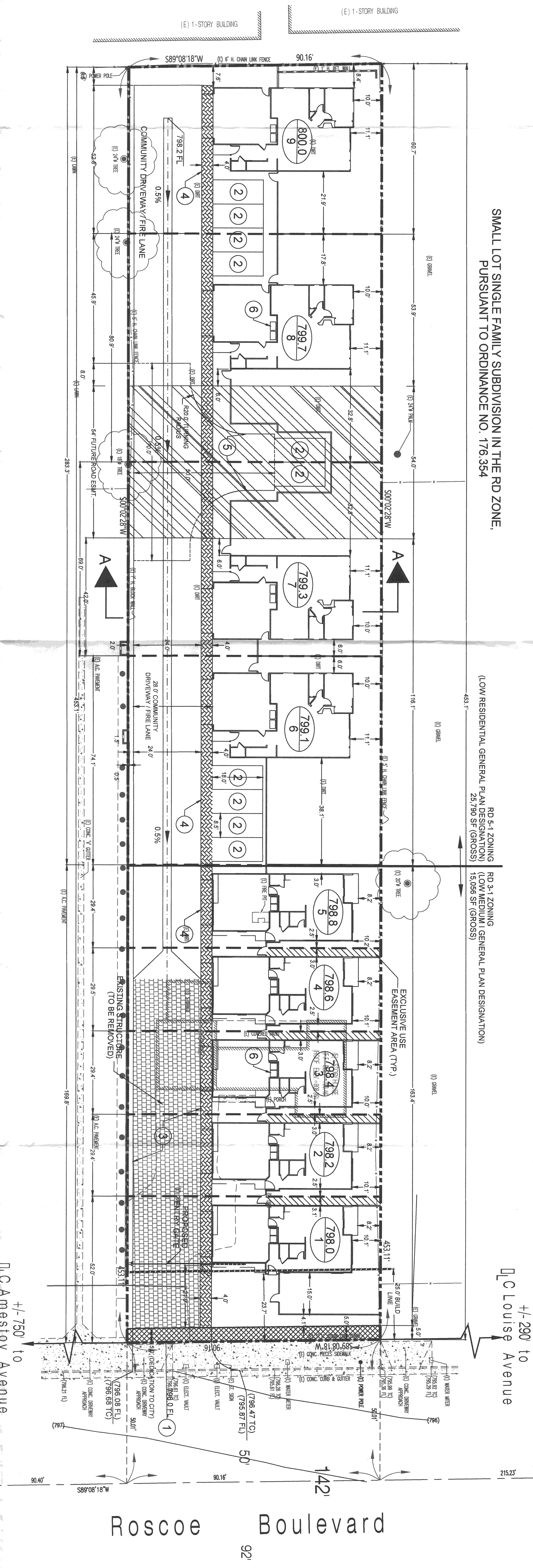
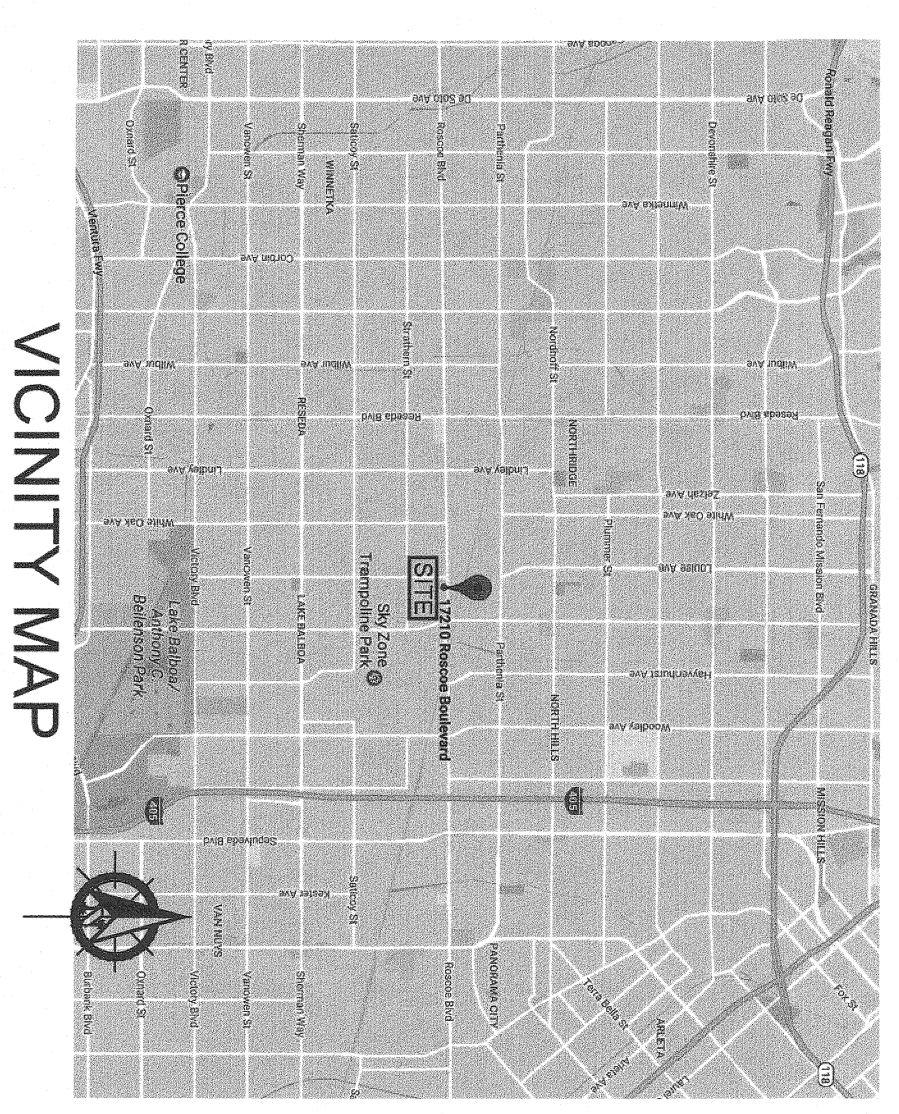


6' Privacy Fence and Gates Between Homes



VESTING TENTATIVE TRACT MAP - FOR SMALL LOT PURPOSES
VTTM No. 74895
 17210 ROSCOE BOULEVARD, LOS ANGELES, CA 91325
 A.P.N. No. 2204-001-008

REVISED MAP
 JUN 06 2018
 CITY PLANNING
 VALLEY OFFICE



SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD ZONE.
 PURSUANT TO ORDINANCE NO. 176,354

RD 5-1 ZONING (LOW RESIDENTIAL GENERAL PLAN DESIGNATION)
 25,790 SF (GROSS)

RD 3-1 ZONING (LOW MEDIUM GENERAL PLAN DESIGNATION)
 15,056 SF (GROSS)

LEGEND

- TC TOP OF CURB
- FL EOLINE
- TW TOP OF WALL
- FF FINISH FLOOR
- PA FINISH AREA
- FS FINISH SURFACE
- FG FINISH GRADE
- MM MINIMUM
- WV WATER VALVE
- BW BACK OF WALK
- X 76.52 SPOT ELEVATION

- EX BLOCK OR REMAINING WALL
- EX CENTERLINE
- EX PROPERTY LINE
- EX CONTIGUOUS LINE
- EX SENEY LINE
- EX WOODEN FENCE
- EX CHAIN LINK FENCE
- EX CONCRETE
- EX A.C. PAVEMENT

- LOT NUMBER
- FINISHED FLOOR ELEVATION
- EX PROPERTY LINE
- PROPOSED PROPERTY LINE
- 25' BULD LINE
- PROPOSED V-DITCH CENTERLINE
- PROPOSED PERVIOUS PAVERS
- PROPOSED COMMON WALKWAY (CONCRETE)
- PROPOSED EXCLUSIVE USE EASEMENT AREA
- PROPOSED 5'-WIDE DEDICATION TO THE CITY OF LOS ANGELES
- 54'-WIDE DEDICATION FOR FUTURE ROAD EASEMENT

- SITE PLAN NOTES**
- MODIFY EXISTING DRIVEWAY APPROACH PER CITY OF LOS ANGELES STANDARDS
 - CONSTRUCT 6.5' X 18' GUEST PARKING STALL
 - CONSTRUCT LID PERVIOUS PAVERS PER MANUFACTURERS RECOMMENDATIONS
 - CONSTRUCT 4-WIDE COMMON WALKWAY
 - FIRE DEPARTMENT TURNAROUND
 - TRASH RECEPTACLES STORED IN GARAGES

LOT SIZES

LOT No.	AREA (SF)
1	4,488
2	2,654
3	2,654
4	2,659
5	2,654
6	6,677
7	6,220
8	7,286
9	5,534

AREA BY ZONE

ZONE	GROSS AREA (SF)	EASEMENTS (SF)	NET AREA (SF)
RD 3-1	15,056	451*	14,605
RD 5-1	25,790	4,889**	20,901

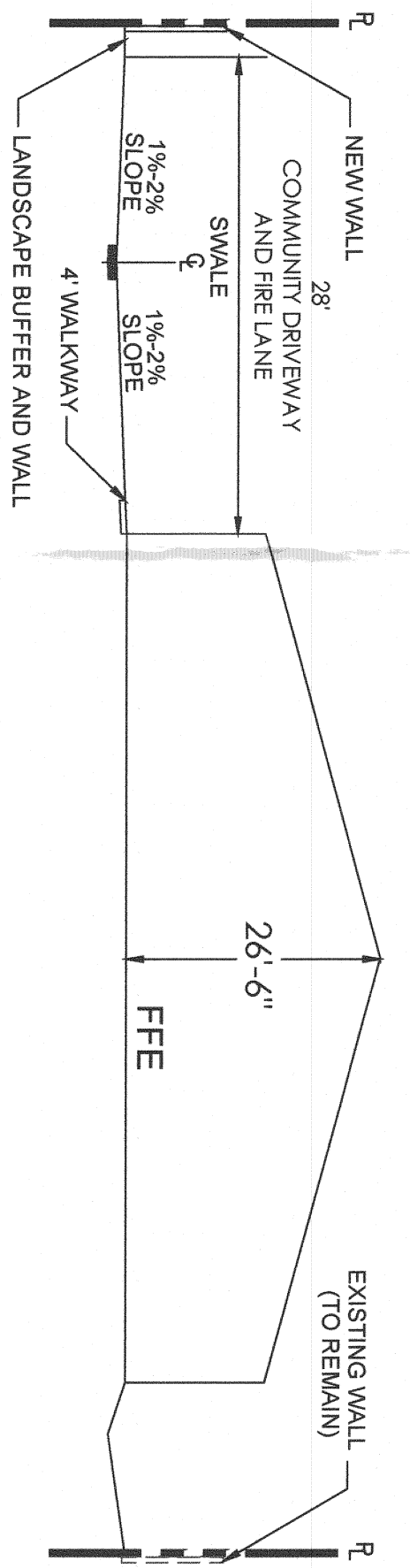
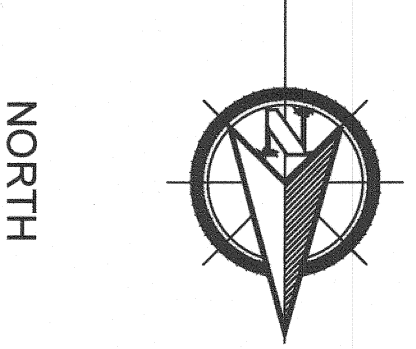
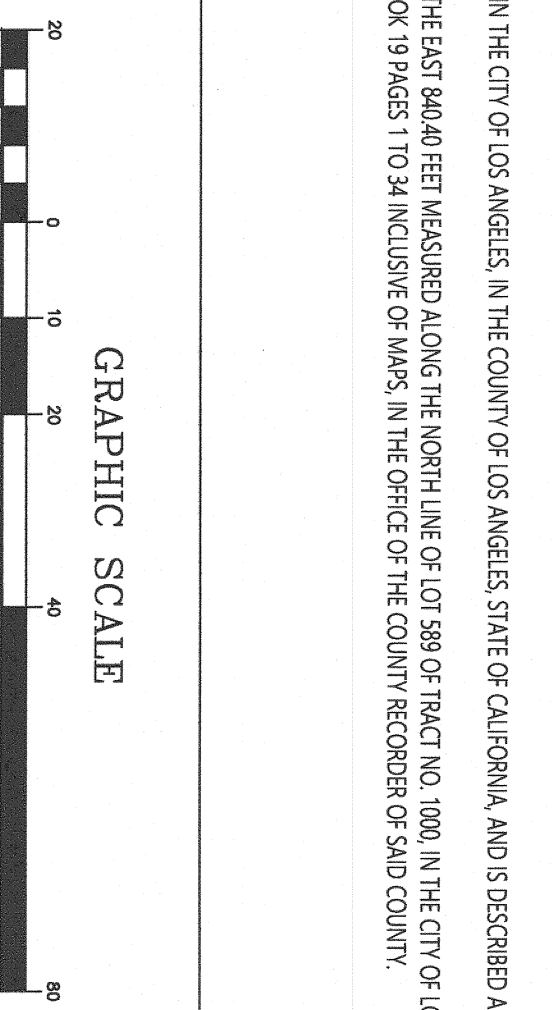
TOTAL NUMBER OF LOTS = 9 (NINE)

SETBACK MATRIX

Setback Matrix	East	West	North	South
1	30.0'	8.2'	23.7'	3.1'
2	30.0'	8.2'	2.5'	3.0'
3	30.0'	8.2'	2.5'	3.0'
4	30.0'	8.2'	2.5'	3.0'
5	30.0'	8.2'	2.5'	3.0'
6	30.0'	10.0'	38.1'	6.0'
7	30.0'	10.0'	6.0'	32.8'
8	30.0'	10.0'	32.8'	17.8'
9	30.0'	10.0'	21.9'	7.6'

UNIT COUNT AND PARKING COUNT

Unit Count and Parking Count by Zone	Number of Units Provided	Number of Units Allowed	Number of Parking Spaces Provided	Number of Parking Spaces Required
Zone R03-1	5	5	10	10
Zone R05-1	4	4	18	8



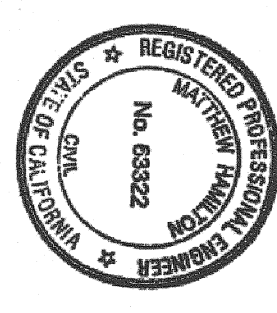
SUBMITTAL DATE: MAY, 2018

TRACKING NO.

No.	REVISION	DATE

PROFESSIONAL ENGINEER SEAL/STAMP

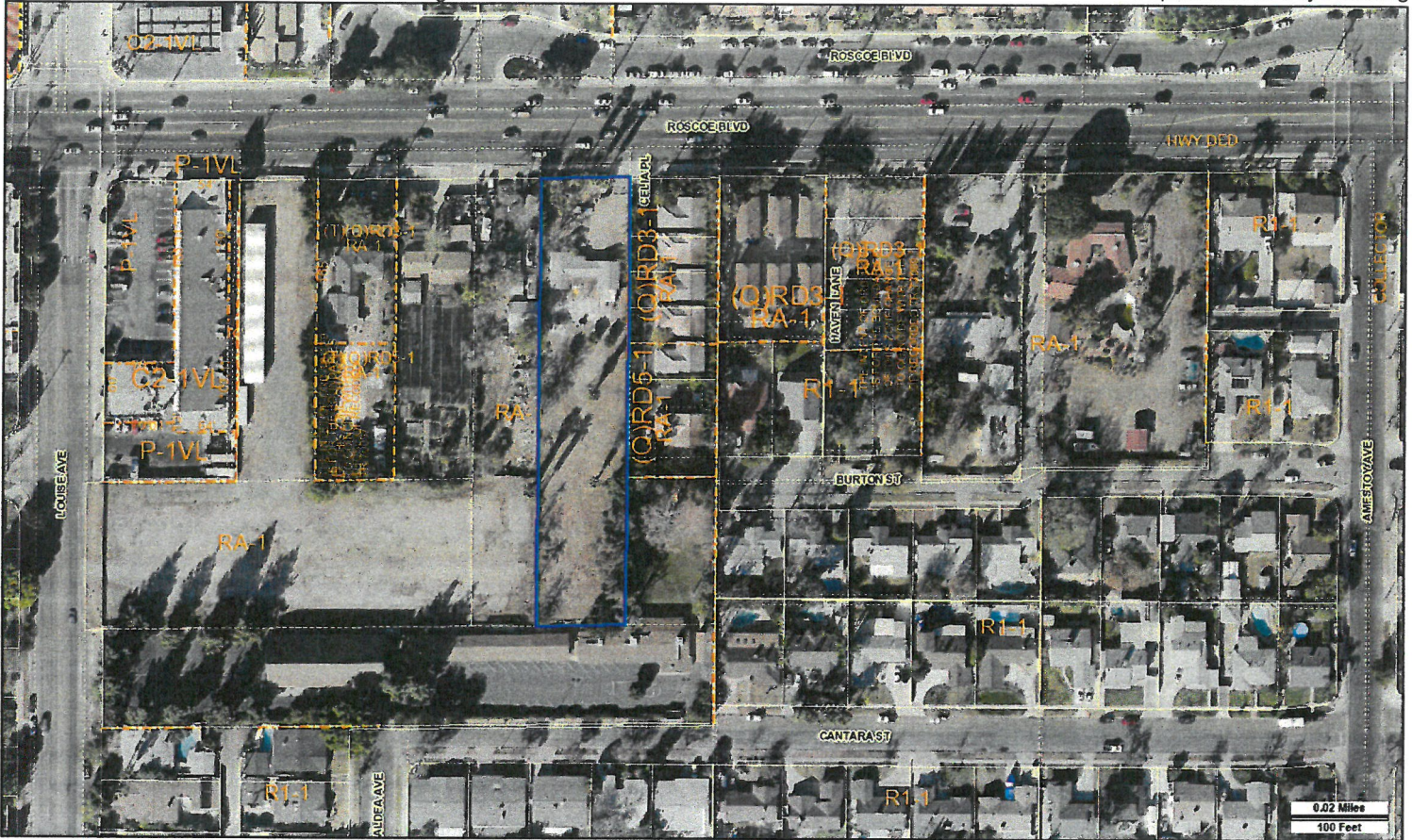
PLANS PREPARED BY:



HAMILTON
 LAND DEVELOPMENT, INC.

VESTING TENTATIVE TRACT MAP FOR SMALL LOT PURPOSES
VTTM No. 74895
 17210 ROSCOE BOULEVARD, LOS ANGELES, CA 91325
 APN No. 2204-001-008
 CITY OF LOS ANGELES
 COUNTY OF LOS ANGELES, CALIFORNIA USA

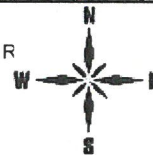
PLAN CHECK NO. 2
 SHEET 1
 OF 1



Address: 17210 W ROSCOE BLVD
 APN: 2204001008
 PIN #: 192B133 283

Tract: TR 1000
 Block: None
 Lot: PT 589
 Arb: 8

Zoning: RA-1
 General Plan: Low Residential, Low Medium I R



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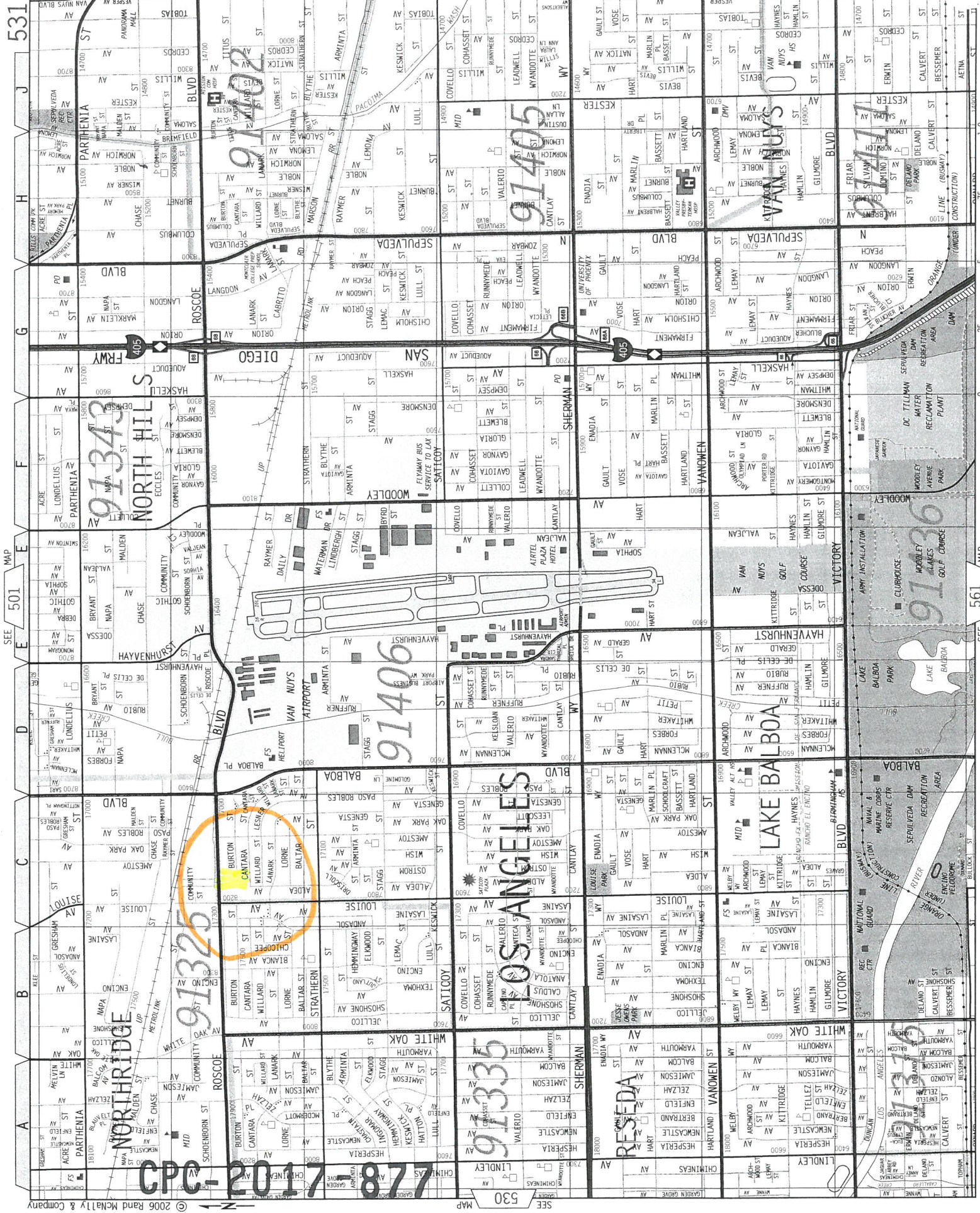
VTT-74895
 CPC-2017-877

Vicinity Map

17210 Roscoe Blvd



CPC-2017- 877

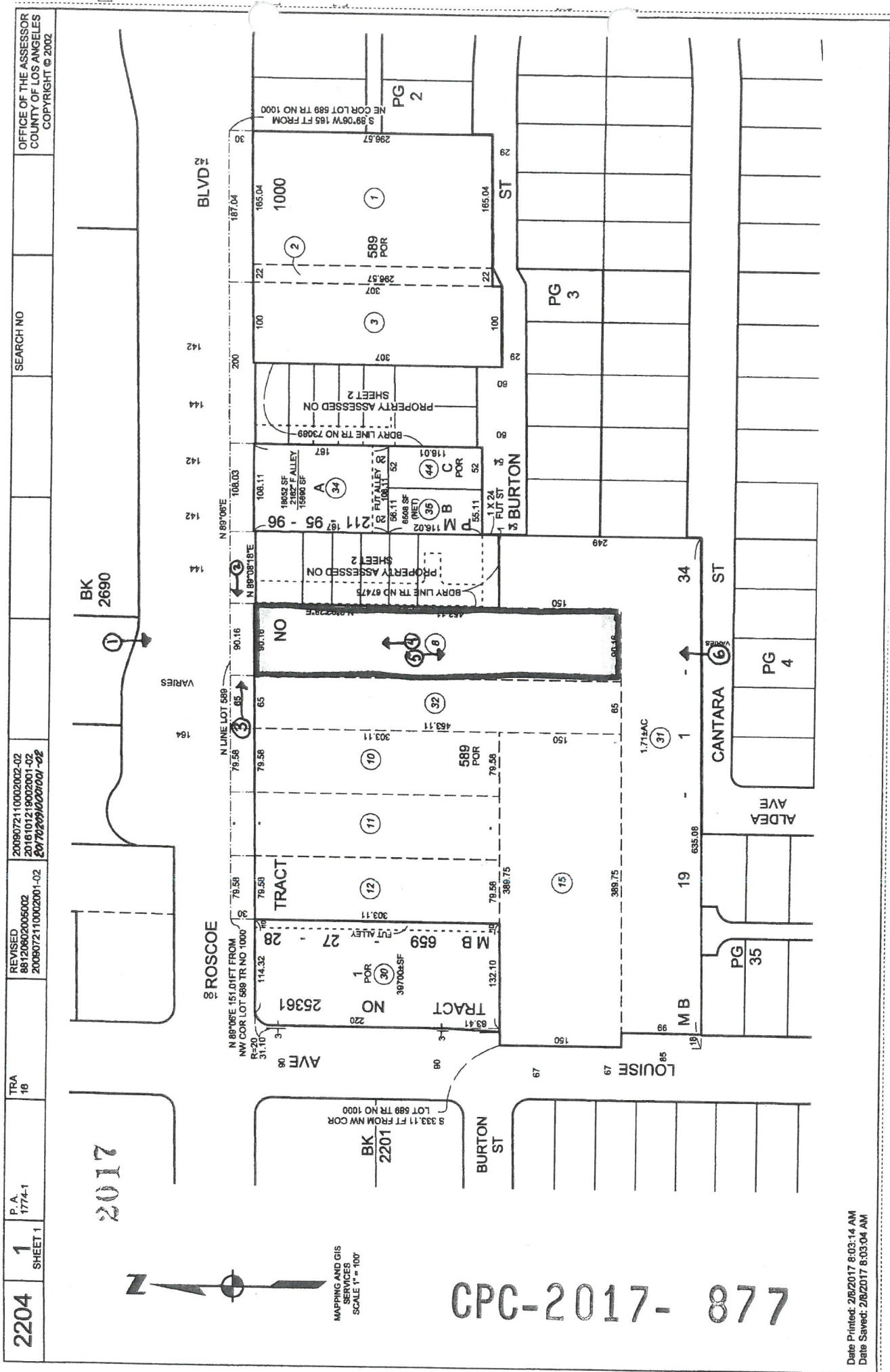


531
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1.0

778-1021-2017
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INDEX MAP



17210 W ROSCOE BLVD.

2204 1 SHEET 1 P.A. 1774-1 TRA 18 REVISED 88120602005002 2009072110002001-02 2009072110002002-02 2016101219002001-02 20170209020001-02

OFFICE OF THE ASSESSOR
COUNTY OF LOS ANGELES
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2017

MAPPING AND GIS
SERVICES
SCALE 1" = 100'

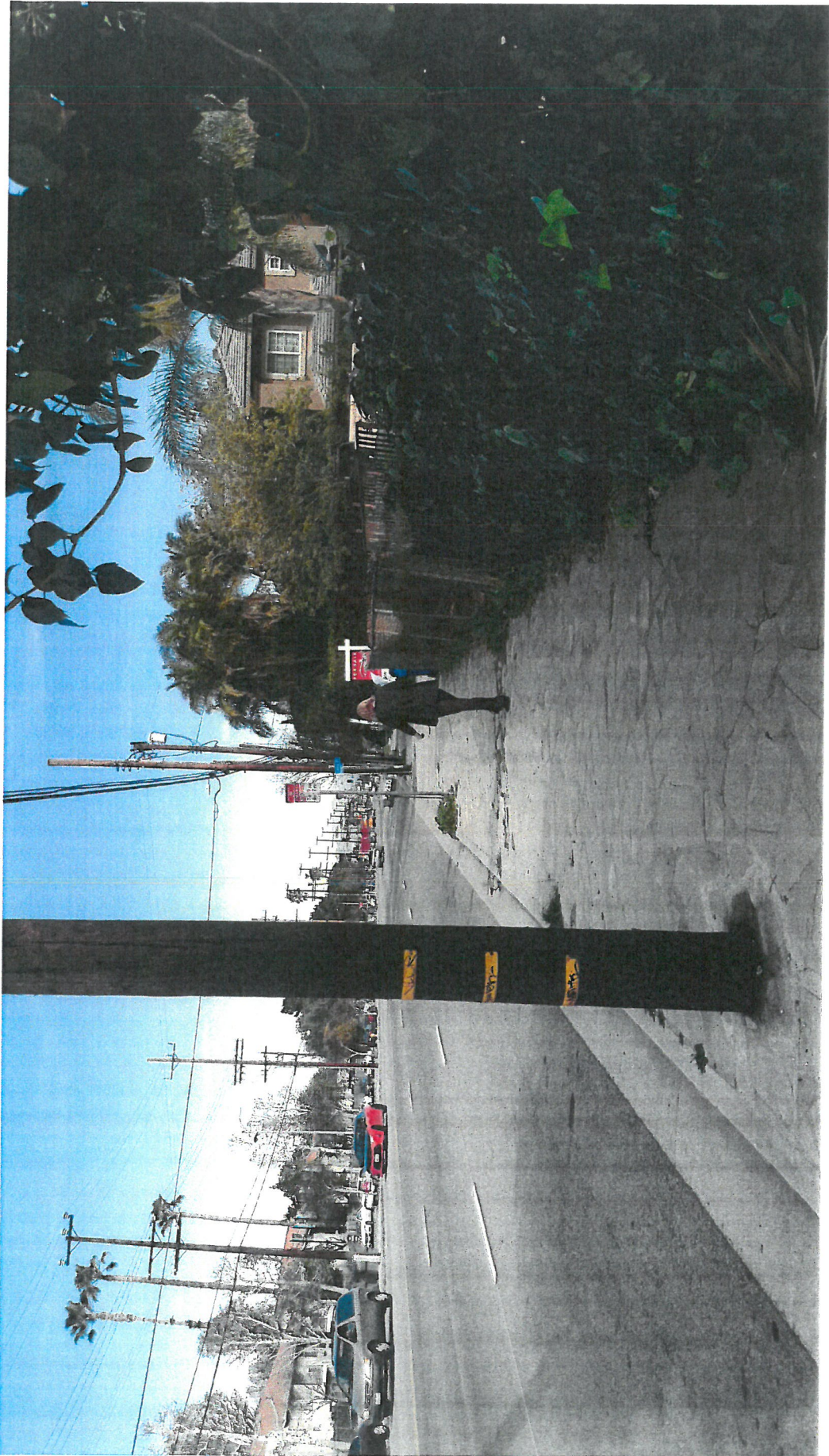
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(A)

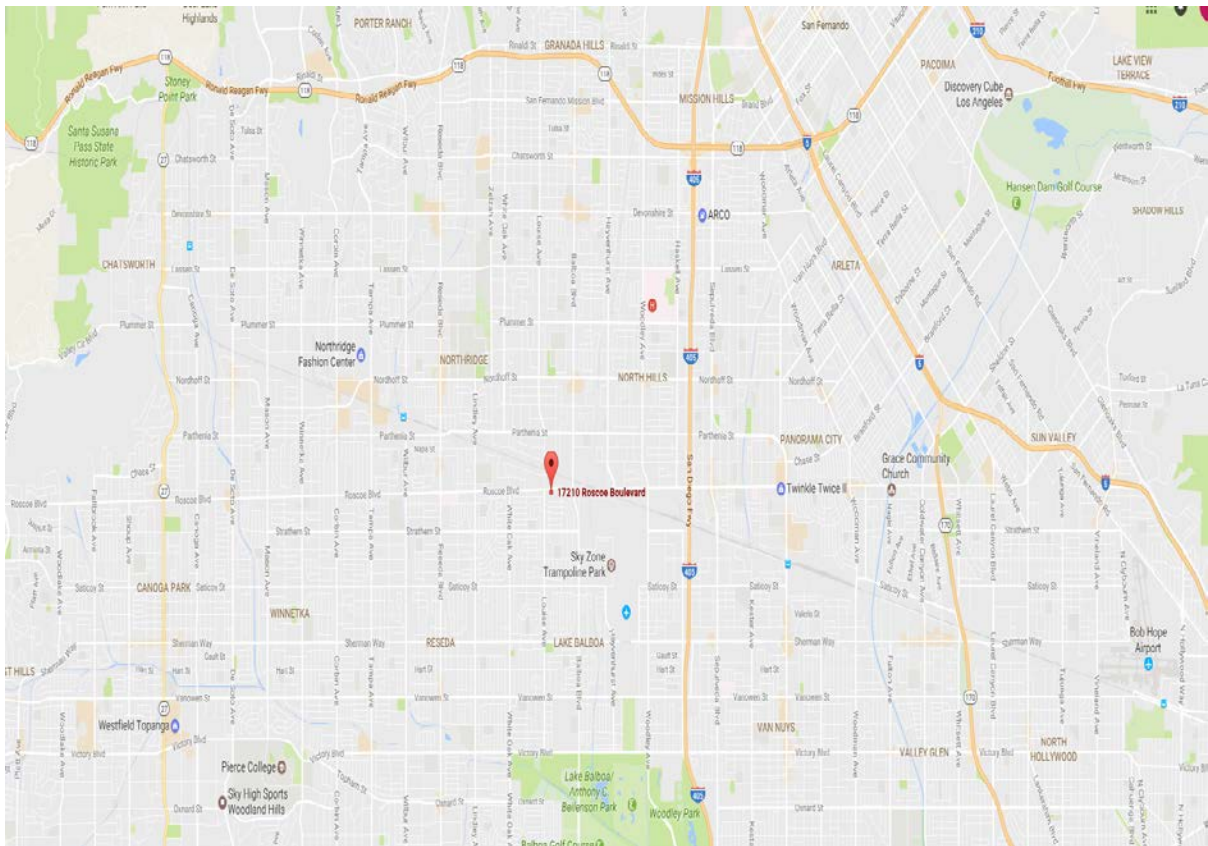




9

Vicinity Map

17210 Roscoe Blvd





City of Los Angeles Department of City Planning

12/3/2018 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

17210 W ROSCOE BLVD

ZIP CODES

91325

RECENT ACTIVITY

APCSV-2017-877-ZC

CASE NUMBERS

APCSV-2017-877-ZC-BL

CPC-11708

ORD-96753

ORD-119865

ZA-1991-38-ZV

ZA-1972-20902

ZA-18085

VTT-74895-SL

ENV-2017-878-CE

AFF-16571

Address/Legal Information

PIN Number	192B133 283
Lot/Parcel Area (Calculated)	40,752.9 (sq ft)
Thomas Brothers Grid	PAGE 531 - GRID C2
Assessor Parcel No. (APN)	2204001008
Tract	TR 1000
Map Reference	M B 19-9 (SHT 9)
Block	None
Lot	PT 589
Arb (Lot Cut Reference)	8
Map Sheet	192B133

Jurisdictional Information

Community Plan Area	Reseda - West Van Nuys
Area Planning Commission	South Valley
Neighborhood Council	Lake Balboa
Council District	CD 6 - Nury Martinez
Census Tract #	1311.00
LADBS District Office	Van Nuys

Planning and Zoning Information

Special Notes	None
Zoning	RA-1
Zoning Information (ZI)	ZI-2438 Equine Keeping in the City of Los Angeles ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations
General Plan Land Use	Low Medium I Residential Low Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Residential Market Area	Medium
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Not Eligible
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	23
	25
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	2204001008
Ownership (Assessor)	
Owner1	PREFACE GROUP LLC
Address	360 E 1ST ST # 600 TUSTIN CA 92780
Ownership (Bureau of Engineering, Land Records)	
Owner	CHRISTOS, NICK & MARY (TRS) CHRISTOS REVOCABLE TRUST 5-21-90
Address	1918 KEY DR PLACENTIA CA 92670
APN Area (Co. Public Works)*	0.940 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	\$390,150
Assessed Improvement Val.	\$260,100
Last Owner Change	02/28/2017
Last Sale Amount	\$625,006
Tax Rate Area	16
Deed Ref No. (City Clerk)	1035202
Building 1	
Year Built	1941
Building Class	D5B
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	1
Building Square Footage	1,091.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Additional Information	
Airport Hazard	Horizontal Surface Area
Coastal Zone	None
Farmland	Urban and Built-up Land
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None

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 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km)	7.2731376
Nearest Fault (Name)	Northridge
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.50000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	22.00000000
Rupture Top	5.00000000
Rupture Bottom	20.00000000
Dip Angle (degrees)	42.00000000
Maximum Magnitude	7.00000000

Alquist-Priolo Fault Zone

No

Landslide

No

Liquefaction

No

Preliminary Fault Rupture Study Area

No

Tsunami Inundation Zone

No

Economic Development Areas

Business Improvement District

None

Opportunity Zone

No

Promise Zone

None

Renewal Community

No

Revitalization Zone

None

State Enterprise Zone

None

Targeted Neighborhood Initiative

None

Housing

Direct all Inquiries to

Housing+Community Investment Department

Telephone

(866) 557-7368

Website

<http://hcidla.lacity.org>

Rent Stabilization Ordinance (RSO)

No

Ellis Act Property

No

Public Safety

Police Information

Bureau

Valley

Division / Station

West Valley

Reporting District

1007

Fire Information

Bureau

Valley

Batallion

15

District / Fire Station

103

Red Flag Restricted Parking

No

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	APCSV-2017-877-ZC-BL
Required Action(s):	BL-BUILDING LINE ZC-ZONE CHANGE
Project Descriptions(s):	ZONE CHANGE - A ZC IS REQUESTED AND BUILDING LINE REMOVAL VTT-74895-SL - A VTT IS REQUESTED. RELIEF TO ALLOW LOT 5 TO BE 2,606 SF IN SIZE IN LIEU OF 3,000 SF LOT SIZE, PER 17.03A
Case Number:	ZA-1991-38-ZV
Required Action(s):	ZV-ZONE VARIANCE
Project Descriptions(s):	REQUEST FOR A PLANT NURSERY TO BE OPERATING AS RETAIL SALES IN THE RA-1 ZONE.
Case Number:	ZA-1972-20902
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	VTT-74895-SL
Required Action(s):	SL-SMALL LOT SUBDIVISION
Project Descriptions(s):	VTT-74895-SL - A VTT IS REQUESTED. RELIEF TO ALLOW LOT 5 TO BE 2,606 SF IN SIZE IN LIEU OF 3,000 SF LOT SIZE, PER 17.03A
Case Number:	ENV-2017-878-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ZONE CHANGE - A ZC IS REQUESTED AND BUILDING LINE REMOVAL VTT-74895-SL - A VTT IS REQUESTED. RELIEF TO ALLOW LOT 5 TO BE 2,606 SF IN SIZE IN LIEU OF 3,000 SF LOT SIZE, PER 17.03A

DATA NOT AVAILABLE

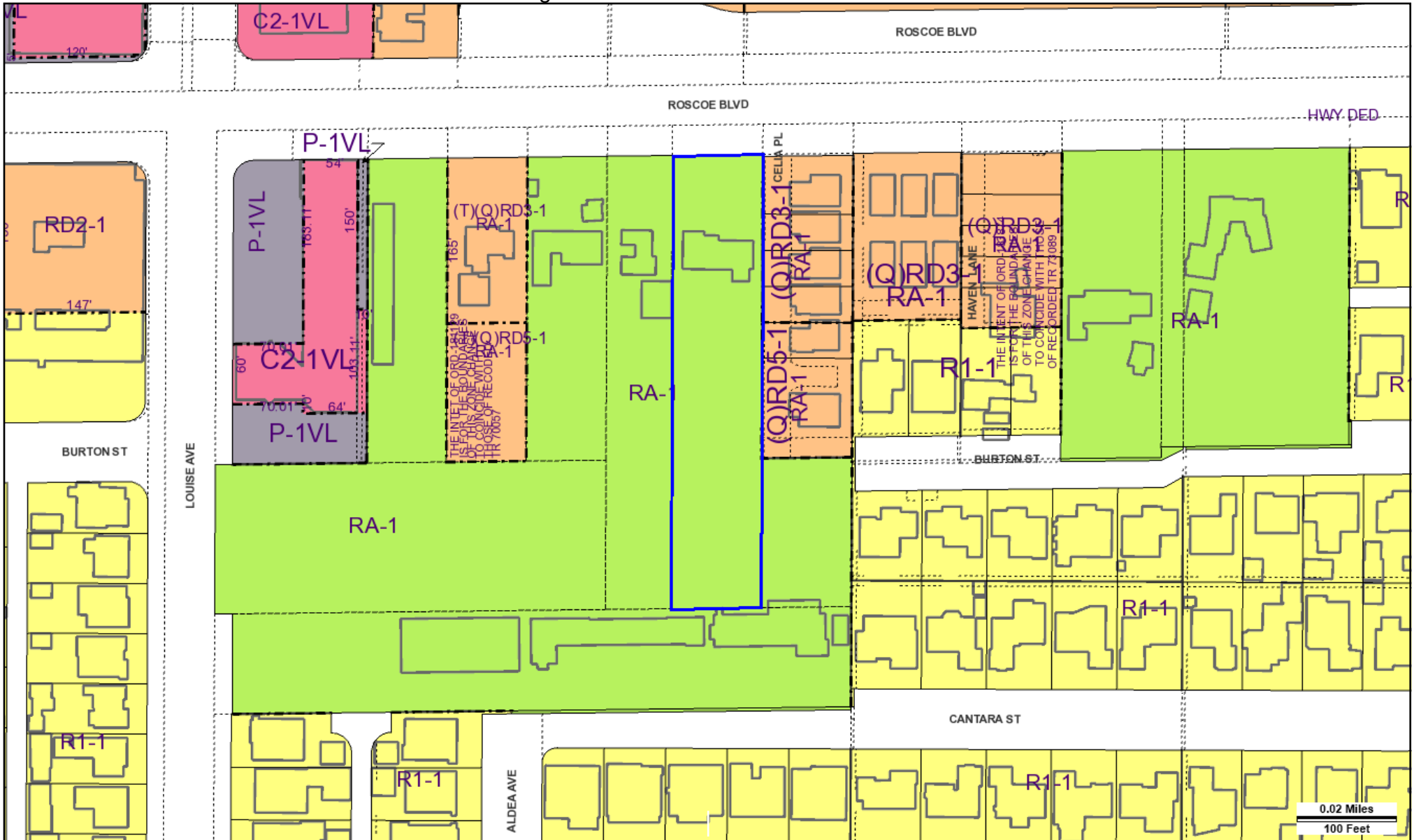
CPC-11708

ORD-96753

ORD-119865

ZA-18085

AFF-16571



Address: 17210 W ROSCOE BLVD

APN: 2204001008

PIN #: 192B133 283

Tract: TR 1000

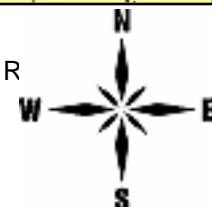
Block: None

Lot: PT 589

Arb: 8









Zoning: RA-1

General Plan: Low Medium I Residential, Low R



LEGEND


GENERALIZED ZONING

-  OS, GW
-  A, RA
-  RE, RS, R1, RU, RZ, RW1
-  R2, RD, RMP, RW2, R3, RAS, R4, R5
-  CR, C1, C1.5, C2, C4, C5, CW, ADP, LASED, CEC, USC, PVSP, PPSP
-  CM, MR, WC, CCS, UV, UI, UC, M1, M2, LAX, M3, SL
-  P, PB
-  PF








GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL





-  Minimum Residential
-  Very Low / Very Low I Residential
-  Very Low II Residential
-  Low / Low I Residential
-  Low II Residential
-  Low Medium / Low Medium I Residential
-  Low Medium II Residential
-  Medium Residential
-  High Medium Residential
-  High Density Residential
-  Very High Medium Residential

COMMERCIAL






-  Limited Commercial
-  Limited Commercial - Mixed Medium Residential
-  Highway Oriented Commercial
-  Highway Oriented and Limited Commercial
-  Highway Oriented Commercial - Mixed Medium Residential
-  Neighborhood Office Commercial
-  Community Commercial
-  Community Commercial - Mixed High Residential
-  Regional Center Commercial

FRAMEWORK

COMMERCIAL

-  Neighborhood Commercial
-  General Commercial
-  Community Commercial
-  Regional Mixed Commercial






INDUSTRIAL

-  Commercial Manufacturing
-  Limited Manufacturing
-  Light Manufacturing
-  Heavy Manufacturing
-  Hybrid Industrial




PARKING

-  Parking Buffer






PORT OF LOS ANGELES

-  General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
-  General / Bulk Cargo - Hazard
-  Commercial Fishing
-  Recreation and Commercial
-  Intermodal Container Transfer Facility Site



LOS ANGELES INTERNATIONAL AIRPORT

-  Airport Landside / Airport Landside Support
-  Airport Airside
-  LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES
















-  Open Space
-  Public / Open Space
-  Public / Quasi-Public Open Space
-  Other Public Open Space
-  Public Facilities

















INDUSTRIAL

-  Limited Industrial
-  Light Industrial






CIRCULATION

STREET





































-  Arterial Mountain Road
-  Collector Scenic Street
-  Collector Street
-  Collector Street (Hillside)
-  Collector Street (Modified)
-  Collector Street (Proposed)
-  Country Road
-  Divided Major Highway II
-  Divided Secondary Scenic Highway
-  Local Scenic Road
-  Local Street
-  Major Highway (Modified)
-  Major Highway I
-  Major Highway II
-  Major Highway II (Modified)

-  Major Scenic Highway
-  Major Scenic Highway (Modified)
-  Major Scenic Highway II
-  Mountain Collector Street
-  Park Road
-  Parkway
-  Principal Major Highway
-  Private Street
-  Scenic Divided Major Highway II
-  Scenic Park
-  Scenic Parkway
-  Secondary Highway
-  Secondary Highway (Modified)
-  Secondary Scenic Highway
-  Special Collector Street
-  Super Major Highway

FREEWAYS

-  Freeway
-  Interchange
-  On-Ramp / Off- Ramp
-  Railroad
-  Scenic Freeway Highway


























MISC. LINES

-  Airport Boundary
-  Bus Line
-  Coastal Zone Boundary
-  Coastline Boundary
-  Collector Scenic Street (Proposed)
-  Commercial Areas
-  Commercial Center
-  Community Redevelopment Project Area
-  Country Road
-  DWP Power Lines
-  Desirable Open Space
-  Detached Single Family House
-  Endangered Ridgeline
-  Equestrian and/or Hiking Trail
-  Hiking Trail
-  Historical Preservation
-  Horsekeeping Area
-  Local Street
-  MSA Desirable Open Space
-  Major Scenic Controls
-  Multi-Purpose Trail
-  Natural Resource Reserve
-  Park Road
-  Park Road (Proposed)
-  Quasi-Public
-  Rapid Transit Line
-  Residential Planned Development
-  Scenic Highway (Obsolete)
-  Secondary Scenic Controls
-  Secondary Scenic Highway (Proposed)
-  Site Boundary
-  Southern California Edison Power
-  Special Study Area
-  Specific Plan Area
-  Stagecoach Line
-  Wildlife Corridor





POINTS OF INTEREST

 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	HW House of Worship	 Public Golf Course (Proposed)
 Bridge	e Important Ecological Area	 Public Housing
 Campground	 Important Ecological Area (Proposed)	 Public Housing (Proposed Expansion)
 Campground (Proposed)	 Interpretive Center (Proposed)	 Public Junior High School
 Cemetery	 Junior College	 Public Junior High School (Proposed)
HW Church	 MTA / Metrolink Station	 Public Middle School
 City Hall	 MTA Station	 Public Senior High School
 Community Center	 MTA Stop	 Public Senior High School (Proposed)
 Community Library	MWD MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	P Municipal Parking lot	 Regional Library
 Community Park (Proposed Expansion)	 Neighborhood Park	 Regional Library (Proposed Expansion)
 Community Park (Proposed)	 Neighborhood Park (Proposed Expansion)	 Regional Library (Proposed)
 Community Transit Center	 Neighborhood Park (Proposed)	 Regional Park
 Convalescent Hospital	 Oil Collection Center	 Regional Park (Proposed)
 Correctional Facility	 Parking Enforcement	RPD Residential Plan Development
 Cultural / Historic Site (Proposed)	 Police Headquarters	 Scenic View Site
 Cultural / Historical Site	 Police Station	 Scenic View Site (Proposed)
 Cultural Arts Center	 Police Station (Proposed Expansion)	 School District Headquarters
DMV DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
DWP DWP	 Police Training site	 Skill Center
 DWP Pumping Station	PO Post Office	 Social Services
 Equestrian Center	 Power Distribution Station	 Special Feature
 Fire Department Headquarters	 Power Distribution Station (Proposed)	 Special Recreation (a)
 Fire Station	 Power Receiving Station	 Special School Facility
 Fire Station (Proposed Expansion)	 Power Receiving Station (Proposed)	 Special School Facility (Proposed)
 Fire Station (Proposed)	C Private College	 Steam Plant
 Fire Supply & Maintenance	E Private Elementary School	 Surface Mining
 Fire Training Site	 Private Golf Course	 Trail & Assembly Area
 Fireboat Station	 Private Golf Course (Proposed)	 Trail & Assembly Area (Proposed)
 Health Center / Medical Facility	JH Private Junior High School	UTL Utility Yard
 Helistop	PS Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	SH Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	SF Private Special School	
 Horsekeeping Area (Proposed)	 Public Elementary (Proposed Expansion)	


SCHOOLS/PARKS WITH 500 FT. BUFFER

 Existing School/Park Site	 Planned School/Park Site	 Inside 500 Ft. Buffer
 Aquatic Facilities	 Other Facilities	 Opportunity School
 Beaches	 Park / Recreation Centers	 Charter School
 Child Care Centers	 Parks	 Elementary School
 Dog Parks	 Performing / Visual Arts Centers	 Span School
 Golf Course	 Recreation Centers	 Special Education School
 Historic Sites	 Senior Citizen Centers	 High School
 Horticulture/Gardens		 Middle School
 Skate Parks		 Early Education Center

COASTAL ZONE



 Coastal Zone Commission Authority
 Calvo Exclusion Area
 Not in Coastal Zone
 Dual Jurisdictional Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)




 Tier 1	 Tier 3
 Tier 2	 Tier 4

Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.





























WAIVER OF DEDICATION OR IMPROVEMENT

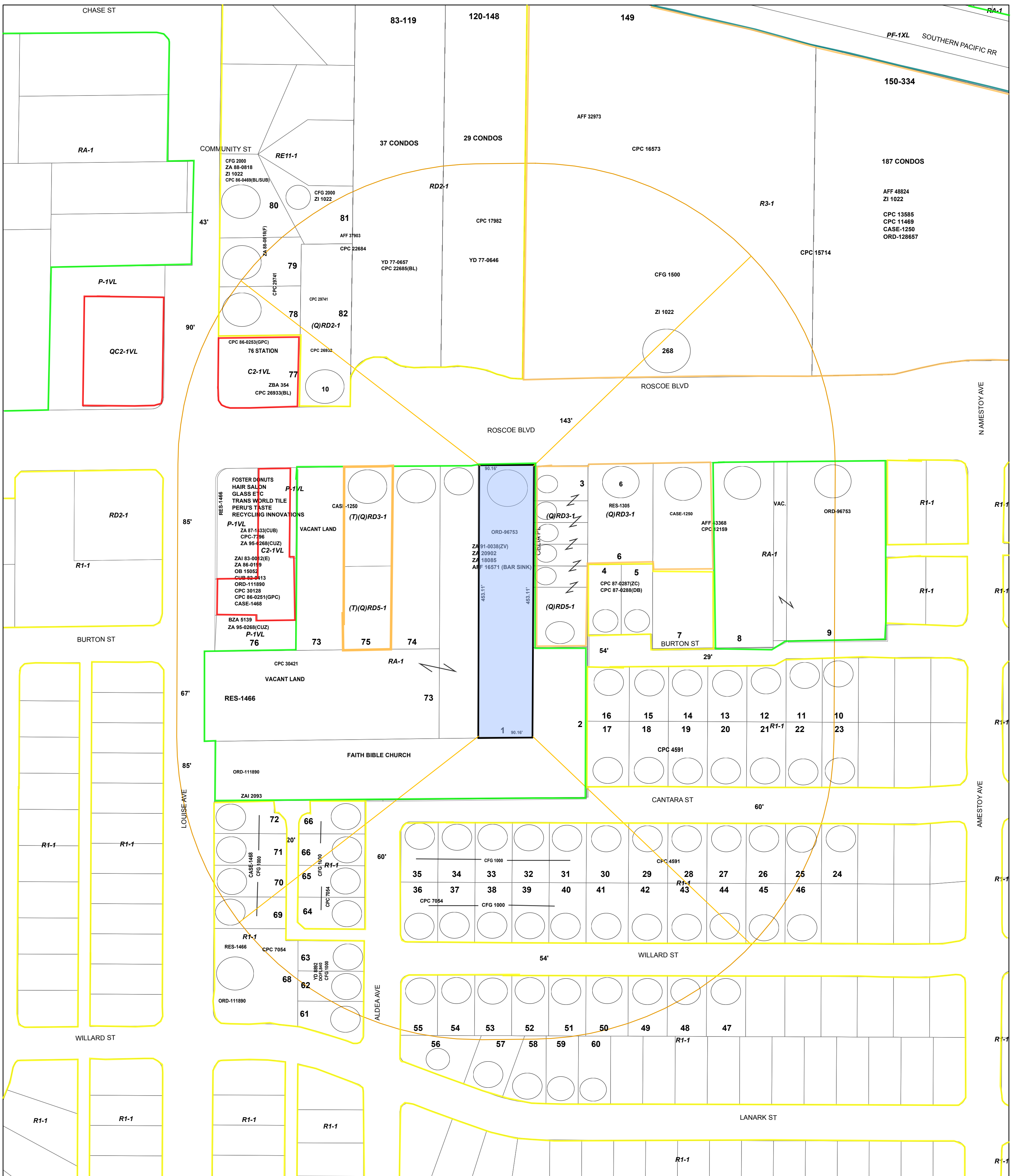
 Public Work Approval (PWA)
 Waiver of Dedication or Improvement (WDI)

LAMC SECTION 85.02 (VEHICLE DWELLING)

 No vehicle dwelling anytime
 No vehicle dwelling overnight between 9:00 PM - 6:00 AM. Must comply with all posted parking restrictions
 Vehicle dwelling allowed. Must comply with all posted parking restrictions

OTHER SYMBOLS

 Lot Line	 Airport Hazard Zone	 Flood Zone
 Tract Line	 Census Tract	 Hazardous Waste
 Lot Cut	 Coastal Zone	 High Wind Zone
 Easement	 Council District	 Hillside Grading
 Zone Boundary	 LADBS District Office	 Historic Preservation Overlay Zone
 Building Line	 Downtown Parking	 Specific Plan Area
 Lot Split	 Fault Zone	 Very High Fire Hazard Severity Zone
 Community Driveway	 Fire District No. 1	 Oil Wells
 Building Outlines 2014	 Tract Map	
 Building Outlines 2008	 Parcel Map	



VESTING TENTATIVE TRACT MAP / ZONE CHANGE - RA-1 TO RD3-1 & RD5-1

PROJECT ADDRESS:
 17210 ROSCOE BLVD
 NORTHRIDGE, CA 91325
 NET ACREAGE: .94

CENTERPOINT RADIUS MAPS
 263 W OLIVE AVE # 193
 BURBANK, CA 91502
 818.220.5401
 centerpointradiusmaps@gmail.com
 www.centerpointradiusmaps.com
 DRAWN BY: J BOONE
 DATE: 02-21-2016

THOMAS BROTHERS:
 PAGE: 531, GRID: C2

LEGAL:
 LOT: PT 589
 TRACT: 1000
 M.B: 19 - 9 (SHT 9)
 BLOCK: NONE
 MAP SHEET: 192B133

C.D: 6
C.T: 1311.00
P.A: RESEDA - WEST VAN NUYS
USES: FIELD
CASE #: _____

SCALE: 1" = 100'



COUNTY CLERK'S USE

CITY CLERK'S USE

CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 200 NORTH SPRING STREET, ROOM 360
 LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION

EXHIBIT D

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY: City of Los Angeles Department of City Planning	COUNCIL DISTRICT: 6
--	-------------------------------

PROJECT TITLE: APCSV-2017-0877-ZC-BL-ZAA	LOG REFERENCE: ENV-2017-0878-CE
--	---

PROJECT LOCATION:
17210 West Roscoe Boulevard

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: A Vesting Tentative Tract Map for a 1-lot subdivision in conjunction with the construction of an approximately 4,234 net square-feet of 9 small lot single-family buildings including a future street connection easement of 54 feet wide. The structure will measure a maximum 26 feet and 6 inches in height and will be located on one (1) parcels approximately 40,847 square feet (0.94 acres). The project proposes two (2) covered parking spaces per each small lot equaling 18 spaces and 6 guest parking spaces and will provide a minimum of 8,151 square-feet of open space in the RA-1 Zone. The request also asks to change the current zone into two (2) split zones of RD-3 and RD-5, and seek a 25 foot building line removal and zoning administrators' adjustment.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:
Permit Place

CONTACT PERSON: Sheryl Brady	AREA CODE 818	TELEPHONE NUMBER 786-8960	EXT.
--	-------------------------	-------------------------------------	-------------

EXEMPT STATUS: (Check One)


	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
<input type="checkbox"/> MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
<input type="checkbox"/> DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
<input type="checkbox"/> EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1

Class 32 Category _____ (City CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)

JUSTIFICATION FOR PROJECT EXEMPTION: In-fill development meeting the conditions described in this section. (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered, rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

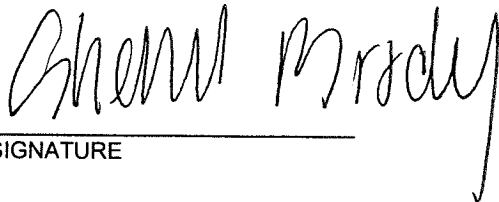
SIGNATURE: 	TITLE: PLANNING ASSISTANT	DATE: 2.23.2018
--	-------------------------------------	---------------------------

FEE: 2,280.00	RECEIPT NO. 0202394555	REC'D. BY: RICARDO TORRES	DATE: 03/03/2017
-------------------------	----------------------------------	-------------------------------------	----------------------------

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
Rev. 11-1-03 Rev. 1-31-06 Word

IF FILED BY THE APPLICANT:

SHERYL BRADY
 NAME (PRINTED)
2.23.2018
 DATE


 SIGNATURE

**DEPARTMENT OF
CITY PLANNING**

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

VAHID KHORSAND
VICE-PRESIDENT

DAVID H. J. AMBROZ
CAROLINE CHOE
RENEE DAKE WILSON

KAREN MACK
MARC MITCHELL
VERONICA PADILLA-CAMPOS
DANA M. PERLMAN

ROCKY WILES
COMMISSION OFFICE MANAGER
(213) 978-1300

**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

VINCENT P. BERTONI, AICP
DIRECTOR
(213) 978-1271

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER
(213) 978-1272

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

<http://planning.lacity.org>

The Project proposes a nine (9) lot single-family residential Small Lot Subdivision with 18 covered off-street parking spaces, a minimum of 8,151 square feet of open space and one common access easement. The project also requests a Zone Change from RA-1 to RD3-1 and RD5-1, a Building Line Removal, and Zoning Adjustment from the required lot areas in the RD3 Zone. The existing detached single family dwelling is to be demolished and no protected trees will be removed. This will be a joint hearing for both the tract and zone change cases. As a small lot single-family development is proposed on an infill site, this Project qualifies for the Class 32 Categorical Exemption.

There are six (6) exceptions to this Exemption which the City is required to consider before finding a project exempt under Class 32: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

- a) The project is located on a Boulevard II as designated by the Mobility Plan. No adjacent construction is proposed for the properties on Roscoe Boulevard. However according to ZIMAS, adjacent to the subject site, a new six (6) small lot single-family home development was approved at 8260 Celia Place in 2008, which has been constructed. While there have been residential projects approved in the vicinity of the subject site, there is not a current succession of known projects of the same type and in the same place as the subject project.
- b) The project proposes to construct a residential structures in an area zoned and designated for such development. Adjacent lots are developed with single family homes to the east, multi-family structures to the north, single-family homes to the west, and single-family homes to the south. There are no special districts or other known circumstances that indicate a special or sensitive surrounding environment. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.
- c) According to Appendix B of the City of Los Angeles Mobility Plan, the subject site is not located on a scenic highway. Therefore, this exception does not apply.
- d) According to Envirostor, the State of California's database of Hazardous Waste Sites, and Geotracker, the State Water Resources Control Board database of regulated facilities, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site.
- e) The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register. In addition, the site was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the site as a historic resource. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply

Therefore, it can be found that the project meets the qualifications of the Exceptions to the Exemption.

CEQA Section 15332: Class 32 In-Fill Development Projects Categorical Exemption

A Project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the conditions as follows: (a) The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a Project Site of no more than five acres substantially surrounded by urban uses; (c) The Project Site has no value as habitat for endangered, rare or threatened species; (d) Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The Site can be adequately served by all required utilities and public services.

- (a) The project is consistent with applicable general plan designation, applicable policies, and applicable zoning designations.

The Site is currently developed with a single-family dwelling. The Site is zoned RA-1 and has a General Plan Land Use Designation of Low Medium I Residential and Low Residential. The Proposed Project is in conformance with the applicable Reseda – West Van Nuys Community Plan designation and policies and all applicable zoning designations and regulations as the proposed zone change will bring the subject lot zoning into conformance with the current General Plan Land Use designation.

- (b) The proposed development occurs within city limits on a project site no more than five acres substantially surrounded by urban uses.

The subject Site is wholly within the City of Los Angeles, on a site that is approximately 40,752.9 square feet or 0.94 acres. Lots adjacent to the Subject Site are also developed with single-family dwellings and small lot subdivisions.

- (c) The project has no value as habitat for endangered species, rare, or threatened species.

The Site is not a wildland area, and is not inhabited by endangered, rare, or threatened species. There are no protected trees on the Site as identified in the Arborist Statement prepared by Steven Marshall of The Urban Lumberjack LLC, on February 25, 2017. No trees are proposed to be removed from the Subject Site at this time, but the project has been conditioned to provide several new trees.

- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality

As previously mentioned, the Project will be subject to Regulatory Compliance Measures (RCMs). These require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will reduce any potential impacts on noise and water to less than significant. Furthermore, the Project does not exceed the threshold criteria established by LADOT for preparing a traffic study. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The project is below these interim thresholds.

Regulatory Compliance Measure RC-NOI-1 (Noise Ordinance): The project shall conform to the City's noise regulations that have taken effect pursuant to Ordinance 144,331 et sequentia. These measures include but are not limited to LAMC Section 41 .40 for Construction Noise, LAMC Section 113.01 for Rubbish and Garbage Collection, LAMC Section 114.0 for Vehicle loading or unloading (Deliveries), LAMC Section 112.01(c) for Noise Emitting from Nightclubs.

- (e) The proposed project has been reviewed by City staff, and can be adequately served by all required utilities and public services.

The Project Site will be adequately served by all public utilities and services given that the construction of a new single-family dwelling will be on a Site which has been previously developed with a single-family dwelling, therefore resulting in minor increases in density and non-significant increase in population. The Bureau of Sanitation has also reviewed this request and found no potential maintenance or structure problems with the increase of density by eight (8) residential dwelling units. As such, it can be found that the Project meets the qualifications of the Class 32 Exemption.



Lake Balboa Neighborhood Council

P.O. Box 7720

Lake Balboa, CA 91409-7720

Voice-mail/FAX 818-779-9026

www.LakeBalboaNC.org



Neighborhood Council

December 8, 2017

City OF Los Angeles Planning Department

6262 Van Nuys Blvd., Room 450

Van Nuys, CA 91401

RE: : CPC-2017-877-2C-BL-ZAA, ENV-2017-878-EAF for 17210 Roscoe Blvd

By a vote of 15-1-0-0-0 at the Lake Balboa Neighborhood Council board meeting of Dec 6, 2017, the Lake Balboa Neighborhood Council supports the application of CPC-2017-877-2C-BL-ZAA, ENV-2017-878-EAF for 17210 Roscoe Blvd. only if the proposed extension of Burton St. from its present dead-end, west to Louise Ave. is removed from the application and plans, with ingress and egress to the 9 lots limited to the property's entrance on Roscoe Blvd. only.

Please take the voices of the stakeholders as expressed through the Lake balboa Neighborhood Council into account when considering this subject.

Sincerely,

Linda Gravani

Linda Gravani, President

Cc: Tom Riley, Ackley Padilla, Lynda Levitan, Lauren Padick, Sheryl Brady



Certified by the Department of Neighborhood Empowerment, City of Los Angeles