



## DEPARTMENT OF CITY PLANNING

### REVISED RECOMMENDATION REPORT

#### (THIRD REVISION)

#### City Planning Commission

<b>Date:</b>	June 14, 2018 (continued from October 27, 2016)	<b>Case No.:</b>	CPC-2015-4184-GPA-ZC-BL-SPR
<b>Time:</b>	After 8:30 a.m.	<b>CEQA No.:</b>	ENV-2015-4183-MND
<b>Place:</b>	Los Angeles City Council Chamber Room 430 200 N. Spring Street Los Angeles, CA 90012	<b>Related Cases:</b>	VTT-73939-CN 2A
		<b>Council No.:</b>	7 - Rodriguez
		<b>Plan Area:</b>	Mission Hills-Panorama City-North Hills
		<b>Specific Plan:</b>	NA
		<b>Certified NC:</b>	North Hills East
		<b>GPLU:</b>	Medium Residential & Low Residential
<b>Public Hearing:</b>	August 30, 2016 for project as originally proposed	<b>Zones:</b>	R3-1 and RA-1
<b>Appeal Status:</b>	Building Line and Site Plan Review Appealable to City Council; Zone Change appealable if denied	<b>Applicant:</b>	Randi Bach
<b>Expiration Date:</b>	August 7, 2018	<b>Representative:</b>	Eric Lieberman
<b>Multiple Approval:</b>	Yes		

**PROJECT LOCATION:** 9433 Sepulveda Boulevard & 15500 – 15508 Plummer Street

**PROPOSED PROJECT:** The development of a 75-unit residential condominium project in 15 separate townhome style buildings spread throughout the entire site with private yards, individual garages with two (2) parking spaces for each unit, common open space park areas, and an interior common access area for vehicles. Each of the separate 15 townhome style buildings will include three (3) to six (6) units, with (2) two and three (3) bedroom units ranging in size between approximately 1,190 to 1,390 square feet. The townhomes will be two (2) to three (3) stories with a maximum height of 41 feet. The project includes a total of 169 parking spaces.

- REQUESTED ACTIONS:**
1. Based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the project as assessed in Mitigated Negative Declaration, No. ENV-2015-4183-MND adopted on December 21, 2016; and pursuant to CEQA Guidelines 15162 and 15164, as supported by the Addendum dated May 23, 2018, no major revisions are required to the Mitigated Negative Declaration; and no subsequent EIR or negative declaration is required for approval of the project.
  2. Pursuant to Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment from Medium Residential and Low Residential to Low Medium II Residential, to have a uniform Plan designation on the project site.

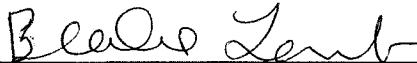


3. Pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), a Zone Change from R3-1 and RA-1 to RD1.5, to have uniform zoning on the project site.
4. Pursuant to Section 12.32 R.2 of the Los Angeles Municipal Code (LAMC), removal of a 22 foot building line along Plummer Street.
5. Pursuant to Section 16.05 of the Los Angeles Municipal Code (LAMC), a Site Plan Review approval for the construction, use and maintenance of a project that results in 50 or more residential units.

**RECOMMENDED ACTIONS:**

1. **FIND**, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration No. ENV-2015-4183-MND (REC-1) adopted on December 21, 2016, and pursuant to CEQA Guidelines, Section 15162 and 15164, as supported by the Addendum dated May 23, 2018, no major revisions are required to the Mitigated Negative Declaration and no subsequent EIR or negative declaration is required for approval of the project; and
2. **APPROVE AND RECOMMEND** that the City Council **adopt** a resolution approving a General Plan Amendment from Medium Residential and Low Residential to Low Medium II Residential across the entire site; and
3. **APPROVE AND RECOMMEND** that the City Council **adopt** the Zone Change from the existing R3-1 and RA-1 to (T)(Q)RD1.5-1 as set forth in Section 12.32 of the Los Angeles Municipal Code (LAMC), subject to the attached conditions; and
4. **APPROVE AND RECOMMEND** that the City Council adopt the removal of a 22-foot building line along Plummer Street; and
5. **APPROVE** a Site Plan Review for the construction, use, and maintenance of 75 dwelling units, 169 parking spaces, 19,104 square foot common open space areas, and an existing cellular tower site to remain; and
6. **ADOPT** the attached Findings for the requested approvals; and
7. **ADVISE** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that the mitigation conditions are implemented and maintained throughout the life of the project, and the City may require any necessary fees to cover the cost of such monitoring; and
8. **ADVISE** the applicant that, pursuant to State Fish and Wildlife Code Section 711.4, a Fish and Wildlife and/or Certificate of Game Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

VINCENT P. BERTONI, AICP  
Director of Planning

  
Blake Lamb, Principal Planner

  
Laura Frazin Steele, City Planner

BL:ML:LFS

**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 Planning Commission Secretariat, 200 North Spring Street, Room 535, 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 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 agendaized 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, Communication Access Real-Time Transcription (CART), Assistive Listening Devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting you wish to attend. Due to difficulties in securing Sign Language Interpreters, five or more business days notice is strongly recommended. For additional information, please contact the Commission Secretariat (Rocky Wiles (213) 978-1389).

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## **PROJECT ANALYSIS**

### **Project Summary**

The applicant is proposing the development of a 75-unit residential condominium project in 15 separate townhome style buildings spread throughout the entire site with private yards, individual garages with two (2) parking spaces for each unit, common open space park areas, and an interior common access area for vehicles. Each of the separate 15 townhome style buildings will include three (3) to six (6) units, with two (2) and three (3) bedroom units ranging in size between approximately 1,190 to 1,390 square feet. The townhomes will be two (2) to three (3) stories with a maximum height of 41 feet. Each unit is grade level with a two-car garage and two (2) levels of living space above. The project includes a total of 169 parking spaces.

The “L” shaped project site consists of two existing parcels with mixed zoning and land use designations in the Mission Hills-Panorama City-North Hills Community Plan area. The site has two frontages, one on Sepulveda Boulevard to the east and a second frontage on Plummer Street to the south. The lots contain approximately 136,492 net square feet (3.13 acres). An existing cellular tower located at the southwest corner of the site and permitted under Case No. ZA-2006-9999-CU will remain.

In order to construct the project, the applicant is requesting a General Plan Amendment from Medium Residential and Low Residential to Low Medium II Residential across the entire site, a Zone Change from R3-1 and RA-1 to RD1.5-1 across the entire site, the removal of a 22-foot building line established in 1952 along Plummer Street under Ordinance No. 99,739, and Site Plan Review approval for the development of 50 or more dwelling units.

### **Project History**

#### ***Prior Project***

The applicant's original request was for a 90-unit condominium project spread throughout the approximately 3 acre “L” shaped site. To construct the project, the applicant requested a General Plan Amendment from Low and Medium Residential across the entire site and a Zone Change from RA-1 and R3-1 to RD1.5-1, removal of the 22-foot building line on Plummer Street, and Site Plan Review under Case No. CPC-2015-4184-GPA-ZC-BL-SPR. Additionally, the applicant requested approval of the Vesting Tentative Tract Map No. 73939-CN to subdivide the property. In response to community concerns voiced early in the application process, the applicant changed the request to a 75-unit condominium project.

A concurrent hearing was conducted on August 30, 2016 with the Deputy Advisory Agency and the Hearing Officer for the subject case. Subsequently, the Advisory Agency approved VTT-73739-CN with a revised map stamp-dated September 16, 2016 showing 75 condominium units. On September 16, 2016, an Addendum was prepared to ENV-2015-4183-MND to correct the proposed project description pertaining to the number of units, number of protected trees, parking to be removed, and to include “add areas” (abutting properties located at 15450 and 15420 Plummer Street totaling 102,182 square feet). Subsequently, VTT-73939-CN was appealed by a community member.

The first City Planning Commission meeting on the proposed project was held on October 27, 2016. On December 21, 2016, the Commission action recommended a General Plan Amendment from Low and Medium Residential to Low Residential across the entire site and a Zone Change from RA-1 and R3-1 to (T)(Q)RD1.5 across the entire site, recommended removal

of the 22-foot building line, and approved the Site Plan Review. Furthermore, the Commission approved in part and sustained in part the appeal of VTT-73939-CN 2A.

The project was on the Planning and Land Use Management Committee (PLUM) agenda on March 7, 2017, March 28, 2017, and April 25, 2017. During that time period, in response to community concerns, the applicant proposed a revised project and a revised map stamp-dated March 28, 2017 for the construction of a 54-unit multi-family residential apartment building fronting on Sepulveda Boulevard on the R3 Zoned portion of the site and 21 condominiums spread across the remainder of the site along with a Zone Change request for the RA-1 portion of the site to RD1.5-1. To allow for the 21 condominium units, the applicant requested redesignation of the Low Residential and a portion of the Medium Residential to Low Medium II Residential. As such, on May 11, 2017, the applicant's request for a General Plan Amendment was heard at the City Planning Commission to consider the applicant's request to redesignate the Low Residential and a portion of the site designated as Medium Residential to Low Medium II Residential. At that time, only the General Plan Amendment was before the Commission. Subsequently, on June 6, 2017, the City Planning Commission Letter of Determination approved and recommended that the City Council adopt a General Plan Amendment from Low Residential and a portion of the Medium Residential to Low Medium II Residential to allow for the development of 21 condominiums with a 54-unit multi-family residential apartment building. On October 3, 2017, at PLUM, Planning Department staff recommended the General Plan Amendment from Low and Medium Residential to Low Medium II Residential, a Zone Change from RA-1 and R3-1 to (T)(Q)RD1.5-1 and (T)(Q)R3-1, removal of the 22-foot building line, and approval of Site Plan Review.

### ***Current Project***

Throughout this process, discussion continued with the community and the City Council offices. As a result, the applicant is currently requesting "Plummer Sepulveda Townhomes," for the development of 75 units of residential condominiums in 15 separate buildings spread throughout the entire site, two (2) to three (3) stories, variable height with a maximum height of 41 feet, and ground floor parking (169 parking spaces total). For the most part, changes in the current proposed project reflect changes in massing yielding a decrease in square footage within the 15 buildings, decreased height on some of the buildings, increased articulation, and modified building colors materials.

The proposed Plummer Sepulveda Townhomes entitlement requests are for a General Plan Amendment to the Mission Hills-Panorama City-North Hills Community Plan from Low Residential and Medium Residential land use to Low Medium II across the entire site (without the "add area" properties located at 15450 and 15420 Plummer Street), a Zone Change from RA-1 and R3-1 to (T)(Q)RD1.5-1 across the entire site, a Building Line Removal originally established pursuant to Ordinance No. 99,739, Site Plan Review for the development of 50 or more dwelling units, and Vesting Tentative Tract Map No. VTT-73939-CN 2A as approved by the City Planning Commission on December 21, 2016.



### ENTITLEMENTS REQUESTED

CURRENT PROJECT	PRIOR PROJECT
General Plan Amendment from Medium Residential and Low Residential to Low Medium II Residential across the entire site (without “add areas”)	General Plan Amendment from Medium Residential and Low Residential to Low Medium II Residential across the entire site (without “add areas”)
Zone Change from R3-1 and RA-1 to RD1.5-1 to have uniform zoning across the entire site	Zone Change from R3-1 and RA-1 to RD1.5-1 to have uniform zoning across the entire site
Removal of 22 foot building line at project site along Plummer Street	Removal of 22 foot building line at project site along Plummer Street
Site Plan Review for a project with 50 or more residential dwelling units	Site Plan Review for a project with 50 or more residential dwelling units

#### ***Status of Requests from Prior Project***

In response to the applicant’s request to move forward with Plummer Sepulveda Townhomes, on October 11, 2017, the City Council disapproved the General Plan Amendment from Low Residential and a portion of the Medium Residential to Low Medium II Residential as approved in the June 6, 2017 Commission action and remanded the case back to the City Planning Commission and the Mayor for revisions to consider the development of 75 condominium units, with a General Plan Amendment for Low Medium II Residential, a Zone Change to RD1.5-1 across the entire site, removal of a 22 foot building line, and Site Plan Review.

It should be noted that no action was taken on the revised Vesting Tentative Tract Map No. VTT-73939-CN stamp-dated March 28, 2017. The Map was not appealed to the City Council following the City Planning Commission action on December 21, 2016. In response to the current changes requested herein, the applicant is not requesting any changes or modifications to the map stamp-dated September 16, 2016 showing 75 condominium units as approved by the City Planning Commission on December 21, 2016. As such, no further action on Vesting Tentative Tract Map No. VTT-73939-CN as approved on December 21, 2016 is requested herein.

#### ***Comparison of Prior and Current Project***

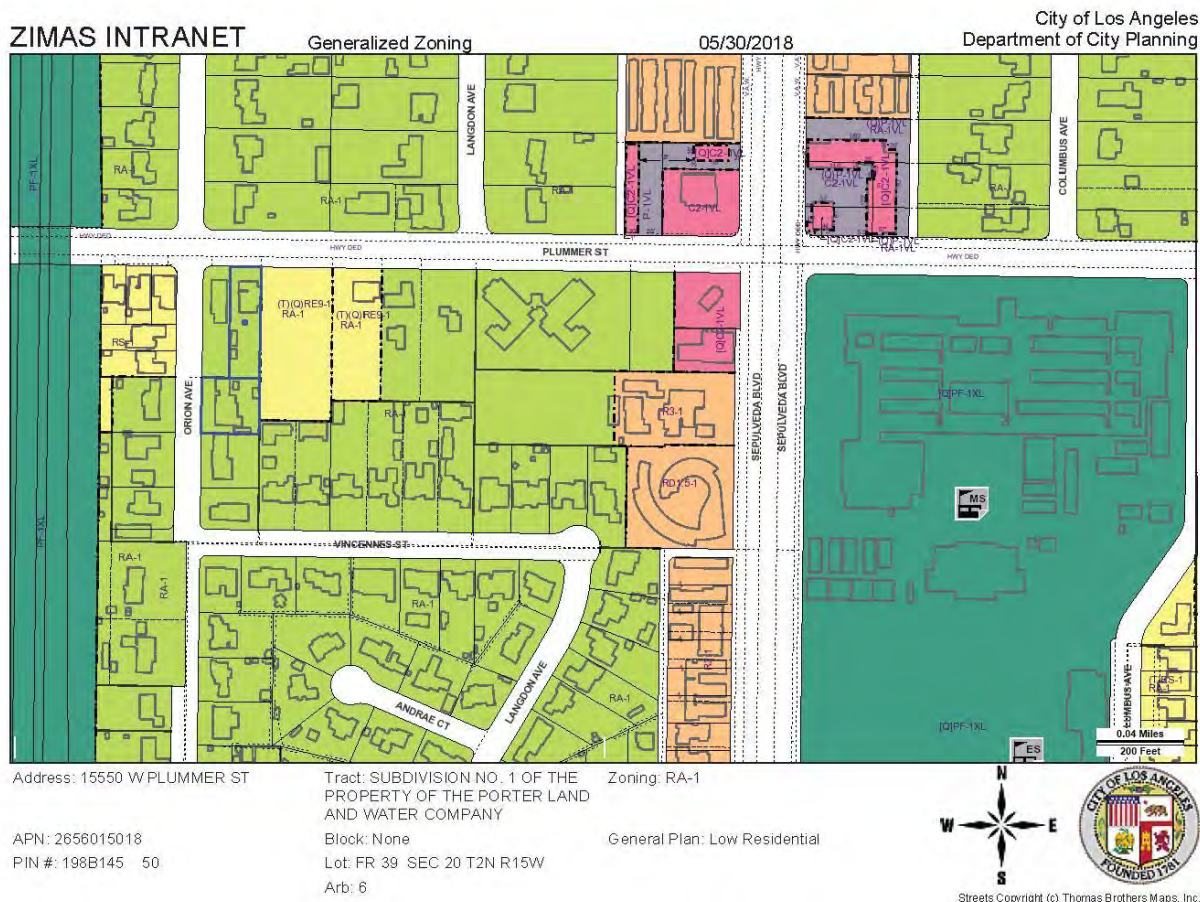
The table below compares the original project as approved by the City Planning Commission on December 21, 2016 and the current proposed project, Plummer Sepulveda Townhomes. Plans comparing the two projects are provided in “**Exhibit B.**”

**COMPARISON OF CURRENT PROPOSED PROJECT AND CPC DECEMBER 21, 2016  
APPROVAL**

<b>CURRENT PROPOSED PROJECT: PLUMMER SEPULVEDA TOWNHOMES</b>	<b>PROJECT APPROVED BY CPC DECEMBER 21, 2016</b>
15 buildings in groups of 3-6 units	15 buildings in groups of 4-6 units
Variable height 2 to 3 stories;  Maximum height 41 feet with 1 foot parapet including roof top decks	3 stories;  Maximum height 41 feet with 1 foot parapet including roof top decks
No roof decks on units abutting single-family uses/ R1 zones (Buildings 9-15)	No roof decks on units abutting single-family residences
Reduced massing: upper floor stepbacks on units abutting single-family uses/ R1 zones (Buildings 9- 15)	No stepbacks
Increased articulation and enhanced color materials	
Photovoltaic solar panels 20% (15 units) with remainder of units solar ready	Photovoltaic Solar Panels Min 10% (8 units)
EV charging 20%	EV charging 20%
Parking spaces: 150 resident + 19 guest = 169 total per No. AA-2000-1 Residential Parking Policy issued by the Deputy Advisory Agency, May 24, 2000	Parking spaces: 150 resident + 19 guest = 169 total per No. AA-2000-1 Residential Parking Policy issued by the Deputy Advisory Agency, May 24, 2000
Woonerf with 3 open space “pocket” parks including amenities connected with interior pedestrian pathways (paseos, landscaped courtyards)	Woonerf with 3 open space “pocket” parks including amenities connected with interior pedestrian pathways (paseos, landscaped courtyards)

## Background

### Subject Property



The subject site is a flat, irregular “L” shaped property comprised of two lots that total 136,492 (3.13 net acres) located within the Mission Hills-Panorama City-North Hills Community Plan area. The project site is presently designated Medium Residential and Low Residential and zoned RA-1 and R3-1. Parcel 1 on Sepulveda Boulevard has a frontage of 164 feet, a uniform depth of 590 feet, and area of approximately 98,754 square feet. Parcel 1 has a dual land use designation of Low and Medium Residential, and a dual zoning of R3-1 and RA-1. The easterly 274 feet linear feet of Parcel 1 is Zoned R3-1 and is designated Medium Residential, and the westerly 316 feet of Parcel 1 is Zoned RA-1 and is designated Low Residential.

Parcel 2 on Plummer Street has a 125 foot frontage, a uniform depth of 302 feet and is approximately 37,752 square feet. Parcel 2 is designated Low Residential and zoned RA-1. The westerly boundary of the existing Parcel 1 and the easterly boundary of Parcel 2 share a common property line. The two parcels together comprise the subject site. The site is located within a block bordered by Plummer Street to the north, Sepulveda Boulevard to the east, Vincennes Street to the south, and Orion Avenue to the west.

A review of City records from the Los Angeles Department of Building and Safety indicates that in the 1950s Parcel 1 (9433 Sepulveda) was developed with a school accommodating children ages 4 through 16. During the late 1960s and early 1970s the uses were converted to a military academy with various classrooms and dormitories added. Records indicate that Parcel 2

(15500-15508 Plummer) was developed with a single family home in 1947. Records also indicate that a Wireless Communications Facility (cell tower) was approved in 2006 and established in 2010. All of the existing buildings for the site are to be demolished except the existing cell tower to remain. None of the structures existing on the property have 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 Historical Places, California Register of Historic Cultural Monument Register, or any local register. While the proposed project site is located within the Storybook Village Residential Planning District identified in SurveyLA, the single-family dwelling subject to demolition as part of the proposed project has had fire damage/material alterations over the years and is not a contributor.

### ***Surrounding Land Uses***

The abutting property south of Parcel 1 along Sepulveda Boulevard is developed with a two-story motel in the RD1.5 zone. Further south, across the alley, parcels zoned R3-1 are developed with a single story motel and two- and three-story multi-family residential units. One- and two-story single-family homes are developed along the southern boundary of the site on property zoned RA-1. A single-family home fronting Plummer Street abuts Parcel 2 to west on property zoned RA-1. Single-family homes and vacant land lie to the west on property zoned RA-1. One of these homes is identified as an Individual Resource in SurveyLA. Plummer Village, a three-story, 75-unit senior community fronting on Plummer Street, abuts Parcel 1 to the north and Parcel 2 to the east on a site zoned RA-1. The southwest corner of Sepulveda Boulevard and Plummer Street, which abuts Parcel 1 to the north, is developed with auto repair and sales and associated parking. An application was filed on October 3, 2016 to develop the property with a fast-food restaurant and Starbuck's drive-through coffee shop. Sepulveda Middle School and Carlos Santana Arts Academy lies immediately east of the subject site across Sepulveda Boulevard on property zoned [Q]PF-1XL. The northeast corner of Sepulveda Boulevard and Plummer Street is zoned C2-1VL, (Q)P-1VL, [Q]C2-1VL, and RA-1VL and is improved with a small strip mall including local serving restaurants and service uses. To the north of the subject site, at the northwest corner of Sepulveda Boulevard and Plummer Street, C2-1VL Zoned property is improved with a fast food restaurant and Air Raid Siren No. 109, which is identified as a Non-Parcel Resource in SurveyLA.

### ***Street Designations and General Circulation***

Sepulveda Boulevard is designated a Boulevard II by Mobility Plan 2035 with an 110 foot right-of-way width and an 80 foot roadway width. Sepulveda Boulevard is improved with a gutter, curb, and sidewalk at the subject site.

Plummer Street is designated Avenue II by Mobility Plan 2035 with an 86 foot right-of-way width and a 56 foot roadway width. Plummer Street is improved with a gutter, curb, and sidewalk at the subject site.

The subject site is located approximately 750 feet east of the Interstate 405 Freeway (I-405). Plummer Street intersects the I-405, but there are no on- or off-ramps on Plummer Street.

The intersection of Sepulveda Blvd and Plummer Street is served by Metro Rapid Bus Line 734 going south to Westwood/UCLA and north to the Sylmar Metro Station. It is also served by the Metro Local Bus Line 234 going north to the Sylmar Metro Station and south to Ventura Boulevard. Additionally, the intersection of Sepulveda Boulevard and Plummer Street is served by Metro Local Bus Line 167 going west to the Chatsworth Metro Station and southeast to Coldwater Canyon Avenue.

***Relevant Cases***

**ON-SITE:**

VTT-73939-CN – On September 21, 2016, the Deputy Advisory Agency approved a tract map for a maximum of 75-unit residential dwelling units for condominium purposes per the revised map stamp-dated September 16, 2016. The case was appealed and later approved by the City Planning Commission on December 21, 2016 with modifications and technical corrections.

ZA-2006-9999-CU – On October 10, 2006 the Zoning Administrator approved a Conditional Use Permit authorizing the installation, use and maintenance of an unmanned wireless telecommunications facility consisting of a 48-foot mono pole structure with associated equipment attached to the pole structure located at the southwest corner of Parcel 2 of the subject site. VTT-73939-CN and the applicant's plans for the proposed Plummer Sepulveda Townhomes shows this use to remain at the southwest corner of the subject site.

Ordinance No. 164,750-SA1377 – On May 29, 1989, the City Council approved a Zone Change through the General Plan Zoning Consistency Program for Subarea 1377 of the Mission Hills-Panorama City-North Hills Community Plan area from C2-1 to R3-1 for the portion of the site fronting on Sepulveda Boulevard.

Ordinance No. 99,739 – On February 8, 1952, the City Council established a 22-foot building line fronting Plummer Street adjoining the subject site. A requested action herein is to remove the 22 foot building line to accommodate the proposed 75-unit residential condominium unit project. Ordinance No. 99,739 was amended by Ordinance No. 101,870 on August 3, 1953 to include a 10-foot cut corner at the intersection of Sepulveda Boulevard and Plummer Street.

**OFF-SITE:**

ENV-2017-2282-SE – The Los Angeles Department of Transportation is considering a proposed street reconfiguration project along Sepulveda Boulevard between Nordhoff Street (approximately 0.4 miles south of the project site) and Rinaldi Street (approximately 2.6 miles to the north of the project site). Various design alternatives for street safety are under consideration for Sepulveda Boulevard, which currently is configured with three vehicle lanes in each direction. The environmental case was opened by Department of City Planning staff on June 8, 2017.

ZA-2016-3781-ZV-CU-ZAA - On October 3, 2016, an application was filed to develop the property at 9459 N. Sepulveda Boulevard with a fast-food restaurant and Starbuck's drive-through coffee shop in the [Q]C2-1VL and RA-1 Zones. Currently, the property is developed with auto sales/repair and associated parking. The applicant requests deviation from Commercial Corner development standards, a Zone Variance for transition between more and less restrictive zones and commercial development in an RA Zone, and a Zoning Administrator Adjustment for reduced setbacks.

CPC-2010-589-CRA – On July 12, 2010 the City Planning Commission adopted the Proposed Amendment to the Earthquake Disaster Assistance Plan for the portions of Council Districts 7, 6 and 2.

APCNV-2005-5909-ZC-BL – On December 10, 2007, Ordinance No. 179,331 became effective to permit a change in zone from RA-1 to (T)(Q)RE9-1, incident to subdivision, for the proposed maximum six lot single family subdivision located at 15544 West Plummer Street (NVAPC denied the request for Building Line Removal, incident to subdivision, because it would establish



a precedent for the south side of Plummer Street in the subject area). The project was never constructed, and the Zone Change has since expired. The zoning has reverted back to the RA-1 Zone.

TT-63255 – On December 1, 2006, the Advisory Agency approved a six lot single family subdivision at West 15544 Plummer Street in connection with related case No. APCNV-2005-5909-ZC-BL. The project was never constructed, and the entitlement has expired.

APCNV-2004-5691-ZC – On February 12, 2007, Ordinance No. 178,178 became effective for a Zone Change from RA-1 to (T)(Q)RE9-1, incident to subdivision, for the proposed maximum three lot single family subdivision located at 15526 West Plummer Street. The zone change has expired, and the zoning has reverted back to the RA-1 Zone.

TT-61202-1A – On August 3, 2006, the North Valley Area Planning Commission denied the appeal and sustained the Deputy Advisory Agency's decision in approving a maximum three lot single-family subdivision filed with related case No. APCNV-2004-5691-ZC located at 15526 West Plummer Street. No extension was filed, and the tract has expired.

ZA-1981-362-ZV – In the early 1980s, the Zoning Administrator approved a 3-story 75-unit affordable senior housing project in the RA-1 Zone with surface parking. The use exists today as the Plummer Village Senior Community.

### ***Reports Received***

Reports have been received from the Bureau of Engineering dated July 12, 2016, Department of Building and Safety dated June 20, 2016, Fire Department dated June 13, 2016, Bureau of Street Lighting dated June 2, 2016, Bureau of Sanitation dated June 2, 2016, and Department of Transportation dated August 11, 2016. Per a May 1, 2018 telephone conversation with Department of Transportation staff, no additional traffic studies are need to supplement the May 10, 2016 technical review. Copies of all reports received are attached in "**Exhibit J.**"

### **Current Proposed Project**

The current proposed project, Plummer Sepulveda Townhomes, is similar to the project approved by the City Planning Commission on December 21, 2016. Both projects include a townhome style development of 75 condominium units spread across the entire site. However, in response to community concerns and the request of the City Planning Commission and Council Office, the current proposed project has reduced its height and massing where it abuts the R1 Zoned single-family homes to the south and west. There are no roof decks on any units abutting R1 Zoned property. Portions of Buildings 9 through 13 are modified to provide step backs in the building height, providing additional articulation and interest in the appearance of the elevations. Additionally, the proposed project includes improved design features, materials, and colors. It is important to note that on Buildings 10 and 13 (800 Design), the units at the southerly end are two (2) stories in height. Furthermore, material and color variations complete the overall appearance of the elevations and transition from smooth stucco surfaces that vary in color to siding materials with horizontal elements that break up the visual wall surface.

Under the current proposed project, the entire property will consist of 75-unit detached residential condominiums in 15 buildings in a three (3), four (4), five (5), and six (6) plex configuration spread throughout the entire site as shown in "**Exhibit A**" and the table below. The buildings will be two (2) to three (3) stories, variable height, with a maximum height of 41 feet. The units are stepped back so that no roof top decks abut the single-family homes to the south and west. The buildings have a Contemporary architectural design and façade materials

featuring a flat roof with parapet walls, stucco finish with control joints, horizontal siding with corner boards, stucco over foam trim, wood trim at sidings, decorative metal awnings, decorative shutters, decorative light fixtures, and metal sectional roll-up garage doors. A total of 169 parking spaces are provided. All dwelling units will have a two (2) car garage, including tandem and side by side parking, and guest parking will be provided at a rate of  $\frac{1}{4}$  parking space per dwelling unit. Nineteen (19) guest parking spaces will be dispersed throughout the site with ten (10) spaces in a parallel parking configuration and nine (9) spaces in a cluster toward the center of the site next to the existing cellular tower to remain. The 15 buildings are described as a 100, 200, 300, 400, 500, 600, 700, or 800 design. Each building is designed to include a combination of floor plans as shown in **“Exhibit A”** and as described in the table below.

**CURRENT PROPOSED PROJECT DESIGN**

<b>Building No.</b>	<b>No. of Townhomes</b>	<b>Design</b>	<b>Height/Stories</b>	<b>Roof Deck</b>	<b>Floor Plan</b>
1	6 – Plex	300	3 stories; 41' maximum	All units	P1 P3
2	4 – Plex	100	3 stories; 41' maximum	All units	P1 P3
3	5 – Plex	200	3 stories; 41' maximum	All units	P1 P3
4	5 – Plex	200	3 stories; 41' maximum	All units	P1 P3
5	3 – Plex	100	3 stories; 41' maximum	All units	P1 P3
6	5 – Plex	600	3 stories; 41' maximum	All units	P2 P4
7	6 – Plex	400	3 stories; 41' maximum	All units	P1 P3
8	5 – Plex	600	3 stories; 41' maximum	All units	P2 P4
9	6 – Plex	700	2-3 stories; 41' maximum	Not on 1 <sup>st</sup> unit abutting single- family homes; on all other units	P1 P3
10	5- Plex	800	2-3 stories; 41' maximum	Not on 1 <sup>st</sup> unit abutting single- family homes; on all other units	P2 P4
11	6 – Plex	700	2-3 stories; 41' maximum	Not on 1 <sup>st</sup> unit abutting single- family homes; on all other units	P1 P3
12	6 – Plex	700	2-3 stories; 41' maximum	Not on 1 <sup>st</sup> unit abutting single- family homes; on all other units	P1 P3
13	5 – Plex	800	2-3 stories; 41' maximum	Not on 1 <sup>st</sup> unit abutting single- family homes; on all other units	P2 P4
14	4 – Plex	500	3 stories; 41' maximum	Not on 1 <sup>st</sup> unit abutting single- family homes; on all other units	P2 P4
15	4 – Plex	500	3 stories; 41' maximum	Not on 1 <sup>st</sup> unit abutting single- family homes; on all other units	P2 P4

### CURRENT PROPOSED PROJECT FLOOR PLANS

Number of Units	Plans	Area	Configuration
15	Plan 1	± 1,190 S.F.	2 Bedroom, 2.5 Bath (s/s)
14	Plan 1	± 1,190 S.F.	2 Bedroom, 2.5 Bath (tandem)
16	Plan 2	± 1,341 S.F.	3 Bedroom, 3 Bath (tandem)
10	Plan 3	± 1,390 S.F.	3 Bedroom, 2.5 Bath (s/s)
8	Plan 3	± 1,390 S.F.	3 Bedroom, 2.5 Bath (tandem)
12	Plan 4	± 1,543 S.F.	3 Bedroom, 3.5 Bath, Opt. Bed 4 (s/s)

#### Density

The proposed (T)(Q)RD1.5-1 zone and Low Medium II Residential Plan designation provides a transition of density between the senior citizen complex to the north, the existing R3 and C2 parcels along Sepulveda Boulevard to the east and southeast, and the single family RA zoned neighborhoods to the south and west. Currently, Parcel 1 has an existing zoning of R3 for the first front half of the lot which is approximately one-acre in size. The permitted density on this area is 56 units (approximately 53 units per acre) and has the potential for an additional increase beyond the maximum permitted by utilizing density bonus. The applicant is proposing to change the R3 zone to RD1.5 in combination with changing the lot that fronts Plummer Street from RA to RD1.5. Amending the General Plan from Low Residential and Medium Residential to the Low Medium II creates a more balanced and uniform project that totals 75 units (approximately 24 units per acre).

#### Open Space and Woonerf

A total of 13,125 square feet of open space is required (175 square feet/dwelling unit). The applicant's plans show a total of 19,104 square feet of common open space, including three open space "pocket" parks. One open space "pocket" park is located at the southwest corner of the site (elbow corner) in proximity to the existing cell tower that will remain, and a second park will be located in proximity to the Plummer Street vehicular gate. A third park is located at the Sepulveda Boulevard vehicular gate. The parks are proposed to be improved with recreation amenities such as play equipment, barbeques, and picnic benches, and are conditioned as such herein. The project also includes landscaped courtyards (variable width) between buildings that can be used as open space.

The Plummer Sepulveda Townhomes project features a woonerf, which is a narrow street that provides pedestrian amenities to create a low automotive speed environment. As shown in "**Exhibit A**" and as conditioned herein, the woonerf includes pedestrian enhancements and amenities, such as landscaping, play equipment, barbeques, and/or picnic benches. As conditioned, the woonerf will provide traffic calming features and/or enhanced paving.

#### Trees

There are three protected California Black Walnut, *Juglans californica* trees on the project site, with one scheduled for removal as indicated by the revised Tree Report dated August 19, 2016 (Tree No. 2), due to its proximity to one of the proposed structures on the northeast portion of the property. Once the removal is approved, mitigation of Southern California Black Walnut trees at a ratio of 2:1 is as conditioned herein.

### Yards/Setbacks

The building footprints are designed to comply with Los Angeles Municipal Code Section 12.09.1 for yard and setback requirements for the RD Zone. The applicant's plans show a 15 foot front yard setback along Sepulveda Boulevard, 15 foot rear yard setback along the westerly property line, and 10 foot side yards along the southerly property line on Parcel 1. Parcel 2 shows a minimum of 15 foot side yard setbacks.

### Measure JJJ and Charter Section 555

The proposed project was filed on November 16, 2015, and related Case No. Vesting Tentative Tract Map No. 73939-CN was approved by the Deputy Advisory Agency on September 21, 2016 for a maximum of 75-unit residential dwelling units for condominium purposes per the revised map stamp-dated September 16, 2016. The tract map was appealed and later approved by the City Planning Commission on December 21, 2016 with modifications and technical corrections. No action was taken on the Vesting Tentative Tract Map after the City Planning Commission action on December 21, 2016. Therefore, both VTT-73939-CN and Case No. CPC-2015-4184-GPA-ZC-BL-SPR are vested and not subject to Measure JJJ.

In accordance with Charter Section 555, the recommended General Plan Amendment area includes lots that are larger than the single-family lots nearby. These lots are a portion of a large block pattern with the absence of small streets typical of grid pattern development. The project offers a benefit to the local community by creating a transition from the more intensive uses fronting Sepulveda Boulevard and Plummer Street to the less intensive single family-uses towards the north, south and west of the site.

### Issues

#### Freeway Adjacency

Case No. ENV-2015-4183-MND analyzed Freeway Proximity Impacts since the proposed project site falls within the geographic area designated under ZIMAS as ZI-2427 – Freeway Adjacent Advisory Notice for Sensitive Uses. It was determined in the MND that any potential noise impacts due to freeway adjacency would be reduced to a less than significant level with the implementation of mitigation measures.

SCAQMD did not provide a comment regarding freeway proximity. However, the Site Plan Review Conditions of Approval for this project requires the provision of air filtration (MERV 13 or higher) per the Clean Up Green Up Ordinance (Ordinance No. 184,246 effective June 4, 2016) to improve indoor air quality due to the close proximity of the site to a freeway.

#### Traffic

The Department of Transportation reviewed the traffic study prepared by the applicant's traffic consultant and concluded that a 76-unit townhome project will not significantly impact the traffic in the surrounding area. The proposed project is providing a two (2) car garage and guest parking will be provided at a rate of ¼ parking space per dwelling unit, which is a long standing parking policy used by the Deputy Advisory Agency for new condominium development.



## Design

The height of the proposed units adjoining the single family neighborhood to the south was a design issue discussed at the public hearing. However, the revised elevations under the current proposed project include the following design features in response to community concerns:

- Variable height
- Two stories/upper floor stepbacks/no roof decks on portions of Buildings 9 - 15 (700 and 800 design) abutting the single-family dwellings to the south and west
- Change in massing/square footage
- Materials (flat roof with parapet walls, stucco finish with control joints, horizontal siding with control board, stucco over foam trim, wood trim at siding, decorative metal awning, decorative shutters, decorative light fixture, metal sectional roll up garage door)
- Non-operable windows facing the single-family homes to the south and west)
- Opaque windows on the south and west side of the property for privacy for neighbors in abutting single-family homes

Prior to the December 21, 2016 City Planning Commission action, the proposed project was discussed at Urban Design Studio and was presented at the Professional Volunteer Program meeting on September 20, 2016. The members recommended that the project be modified by incorporating the following:

**Woonerf** - A narrow street that provides pedestrian amenities to create a low automotive speed environment.

- Provide details on the “woonerf” and pedestrian enhancements, including materials, landscaping, pedestrian paths, and general programming elements. Ensure there are enough enhancements to make it a pedestrian-priority or shared space, to ensure traffic calming along the driveway.
- Pedestrian paths should cross through the entire site from the sidewalk/street to common open spaces, unit entries, guest parking, etc, and cross through driveways. Pedestrian paths should be delineated with enhanced paving, material, texture, pattern, color, etc.
- Guest parking is configured around the inner corner of the project, and takes up valuable space that could otherwise be used as common open space for residents. Locate guest parking elsewhere and configure the entire elbow corner for open space. The driveway at the corner can be enhanced to be a shared space between pedestrians and vehicles.

**Photovoltaic (PV) on roof** - The large flat roofs are ideal for installing photovoltaic (PV) solar panels, especially considering heat in the valley. Consider installing solar panels or, at minimum, solar-ready roofs for more energy-efficient homes.

As shown in “**Exhibit A**,” the current proposed project is designed to feature a Woonerf with landscaping, connecting pedestrian paths, and two (2) open space parks with amenities located at the project entrance off of Plummer Street, at the elbow corner, and at the entrance off of Sepulveda Boulevard. The project is conditioned to include traffic calming features and/or enhanced paving. Guest parking has been reconfigured to meet PVP recommendations. Parking is provided in a parallel configuration (10 spaces) and at the elbow corner (9 spaces). Additionally, the current proposed project includes 20% photovoltaic solar panel (15 units) with the remainder of the units solar to be ready.

### **Hearing Officer Comments**

A joint public hearing was held at the Marvin Braude Constituent Service Center on August 30, 2016 for the subject General Plan Amendment, Zone Change, and Vesting Tentative Tract Map. The hearing was attended by the project owner, project representative, and residents of the surrounding community. At the public hearing, testimony was provided by the project representative and the project applicant who highlighted that the original request was for 90 units. A revised map to 75 units was submitted by the applicant after meeting with City Planning staff including the Urban Design Studio, and various community groups including the North Hills East Neighborhood Council and Sepulveda Middle School. The Neighborhood Council voted 8-0 to approve the project because it met many of the Community Plan goals to 1) Locate housing near transit and commercial uses to reduce vehicle trips; 2) Place higher density near transit; and 3) Provide housing for all persons in the unique floor plans proposed for the condominium townhome style development.

Written testimony was received from the North Hills East Neighborhood Council which included a letter of support from the Neighborhood Council and letters of opposition and opposition letters by petition from community members located south and east of the site. However, the senior citizen housing development showed strong support for the project based on their petition for support received by staff on September 29, 2016.

There were 12 members of the public who expressed strong opposition to the project due to traffic, parking, density, privacy, water, and height as follows:

- Traffic is heavy during rush hours on Plummer Street, Orion Avenue, and Sepulveda Boulevard;
- Parking as proposed is not adequate;
- Currently street parking is restricted on Vincennes Street, Sepulveda Boulevard, and Plummer Street;
- Density as proposed is too high and should allow single-family and not condominium uses;
- Height abutting single-family dwellings is too high;
- Roof decks should not be allowed;
- Proposed project does not plan for adequate water supply and drainage.

### **Conclusion**

The staff recommends that the requested General Plan Amendment from Medium Residential and Low Residential to Low Medium II Residential, a zone change from R3-1 and RA-1 to (T)(Q) RD1.5-1, the removal of a 22 foot building line and Site Plan Review be approved in order to permit the currently proposed 75 unit condominium project over the entire site. The current proposed project allows for a transition from the commercial and senior development to the north, the single-family dwellings to the south and west, and the schools to the east. The project design allows for reduced height and massing abutting the existing single-family homes in the R1-1 Zones to the west and south. Furthermore, the current proposed project features enhanced colors, materials, and design. As currently proposed, the Plummer Sepulveda two (2) and three (3) bedroom townhome units will provide opportunities for home ownership at the low medium residential density for first time home buyers, large and multi-generation families, and empty nesters who desire less space. This project for townhome development, as conditioned herein, will ensure neighborhood compatibility with the surrounding development.

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

Pursuant to Section 12.32 G of the Los Angeles Municipal Code, the (T) Tentative Classification shall be removed by the recordation of a final tract map (**VTT-73939-CN**) 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. **Improvement(s).** Prior to the issuance of any building permits, public improvements and dedications for streets and other rights-of-way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation and Fire Department (and other responsible City, regional and federal government agencies, as may be necessary). Specifically, the Project developer shall:
  - a. The proposed internal driveway access shall not be shown on the final map.
  - b. Improve Sepulveda Boulevard adjoining the subdivision by the reconstruction of the existing sidewalk and provide a new 17-foot wide full-width sidewalk with tree wells including any necessary removal and reconstruction of existing improvements.
  - c. Improve Plummer Street adjoining the subdivision by the reconstruction of the existing sidewalk and provide a new 10-foot wide full-width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvements including sidewalk area west of this tract all satisfactory to the Valley District Engineer.
2. **Engineering Fees.** Prior to issuance of a clearance letter by the Bureau of Engineering, all engineering fees pertaining to Ordinance No. 176,077 adopted by the City Council, must be paid in full at the Development Services Division office.
3. **Street Lighting.** No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street lights; one (1) on Plummer Street and two (2) on Sepulveda Boulevard.
4. **Sewers.** Sewer lines exist in Sepulveda Boulevard and in Plummer Street. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to issuance of a building permit.
5. **Parking and Driveway Plan.** Submit parking area and driveway plan to the Valley District Office of the Bureau of Engineering and Department of Transportation for review and approval prior to issuance of a building permit.
6. **Fire.** A plot plan shall be submitted for Fire Department review and approval prior to issuance of a building permit.
7. **Cable Television.** Make satisfactory arrangements in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the Los Angeles Municipal Code (LAMC) Section 17.05 N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 N. Main Street, Room 1255, Los Angeles, CA 90012.

8. **Recreation and Parks.** Per Section 12.33 of the Los Angeles Municipal Code, the applicant shall dedicate land for park or recreational purposes or pay the applicable Quimby fees for the construction of condominiums, or Recreation and Park fees for construction of apartment buildings.
9. **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 by the property owner in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. Further, 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 must be given to the City Planning Department for attachment to the subject file.

Notice:

Certificates of Occupancy for the subject property will not be issued by the City until the construction of all the public improvements (streets, sewers, storm drains, etc.), as required herein, are completed to the satisfaction of the City Engineer.

## **(Q) QUALIFIED CONDITIONS OF APPROVAL**

Pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), the following limitations are hereby imposed upon the use of the subject property, subject to the “Q” Qualified classification.

### **Zone Change Entitlement Conditions**

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the applicant, stamped “**Exhibit A**” (dated May 24, 2018) and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Valley Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the LAMC or the project conditions.
2. **Use.** The property shall be limited to 75 dwelling units.
3. **Height.** Building height shall be limited to (3) three stories and 41 feet for Buildings 1-8, 14, and 15. All other buildings shall be a variable height of two (2) and three (3) stories as shown on “**Exhibit A.**” Any structures on the roof, such as air conditioning units and other equipment, shall be fully screened from view of any nearby single-family residential properties.
4. **Floor Area Ratio (FAR).** The project shall be limited to an FAR of 2:1.
5. **Vesting Tentative Tract Map No. 73939-CN.** Development of the project is subject to the approval of Vesting Tentative Tract Map No. 73939, and, if approved, the project shall be in full compliance with all conditions imposed therein.
6. **Parking.** The property shall consist of 150 parking spaces for the 75 dwelling units and 19 guest parking spaces totaling 169. The 19 guest parking spaces shall only be used for short-term guest parking. At a minimum, automobile parking and bicycle parking shall be provided in accordance with LAMC Sections 12.21.A.4 and 12.21.A.16, respectively, and the applicant shall indicate on the site plan the location of short- and long-term guest bicycle parking.
7. **Open Space.** The project shall provide 19,104 square feet of common open space, all of which is at the ground level.



## CONDITIONS OF APPROVAL

### Site Plan Review Conditions

Pursuant to Los Angeles Municipal Code Section 16.05, the following conditions are hereby imposed on the project:

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the applicant, stamped “**Exhibit A**” (dated May 24, 2018) and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Valley Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the LAMC or the project conditions.
2. **Signage.** No signage, other than that permitted by the LAMC sign regulations, shall be installed on the property. There shall be no off-site commercial signage on construction fencing during construction.
3. **Graffiti.** All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
4. **Storage of Materials.** No open portions of the property around the buildings shall be used for storage of equipment, products or waste products.
5. **Landscape Plan.** Revised landscape plans shall be submitted to show the size and location of all plants. The landscape plan shall indicate landscape points for the Project as required by LAMC 12.40 and Landscape Ordinance Guidelines “O”. All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be landscaped, including an automatic irrigation system, and maintained in accordance with a final landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning. The final landscape plan shall be in substantial conformance with the submitted Landscape Plan, **Exhibit “A,”** and shall incorporate any modifications required as a result of this grant, including corrections to show the square footage of private open space.
6. **Woonerf.** The woonerf shall include landscaping, connecting pedestrian paths, and three (3) open space “pocket” parks with amenities (such as play equipment, barbeques, picnic benches) located at the project entrance off of Plummer Street, at the elbow corner, at the entrance off of Sepulveda Boulevard, and at the elbow corner. The woonerf shall include traffic calming features and/or enhanced paving.
7. **Trees in the Public Right-of-Way.** New trees planted within the public right-of-way shall be spaced not more than an average of 30 feet on center, unless otherwise permitted by the Urban Forestry Division, Bureau of Public Works.
8. **Maintenance.** The property shall be maintained in a neat and attractive condition at all times. The property shall be maintained free of weeds and debris.
9. **Lighting.** All outdoor and parking lighting along the woonerf and elbow corner shall be shielded and down-cast within the site in a manner that prevents the illumination of adjacent public rights-of-way, adjacent properties, and the night sky (unless otherwise

required by the Federal Aviation Administration (FAA) or for other public safety purposes).

10. **Lighting Design.** Areas where nighttime uses are located shall be maintained to provide sufficient illumination of the immediate environment so as to render objects or persons clearly visible for the safety of the public and emergency response personnel. All pedestrian walkways and vehicular access ways, including the woonerf, shall be illuminated with lighting fixtures. Lighting fixtures shall be harmonious with the building design. Wall mounted lighting fixtures to accent and complement architectural details at night shall be installed on the building to provide illumination to pedestrians and motorists.
11. **Air Filtration.** The project shall include an air filtration system having a Minimum Efficiency Reporting Value (MERV 13) to reduce the effects of diminished air quality on occupants of the project.
12. **Greywater.** The project shall be constructed with an operable recycled water pipe system for onsite greywater use, to be served from onsite non-potable water sources such as showers, washbasins, or laundry and to be used as untreated subsurface irrigation for vegetation or for cooling equipment. The system specifics shall be required as determined feasible by DWP in consultation with DCP.
13. **Vehicular Access.** Vehicular driveway access to the Project site shall be provided from Sepulveda Boulevard and Plummer Street.
14. **Permeable Paving.** The Project shall incorporate techniques throughout the Project site including permeable paving and landscaping to avoid excessive runoff into the Los Angeles Flood Control Basin.
15. **Trash Enclosures.** All trash enclosure areas shall be screened from public view from Sepulveda Boulevard and Plummer Street.
16. **Solar and Electric Generator.** Generators used during the construction process shall be electric or solar powered. Solar generator and electric generator equipment shall be located as far away from sensitive uses as feasible.
17. **Solar-ready Buildings.** The Project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety.
18. **Solar Power.** The project shall provide photovoltaic solar panels on a minimum of 20% of the total residential dwelling units (15 residential dwelling units) . The remainder of the dwelling units shall be solar ready. The operational photovoltaic system shall be maintained for the life of the project. Solar panels may be installed on all rooftop structures and/or surface parking lots with the exception of areas occupied by rooftop mechanical equipment.
19. **Utility Connections.** New utility connections shall be undergrounded to the best extent possible.
20. **Colors/Materials.** As shown in “**Exhibit A,**” the following materials shall be used: flat roof with parapet walls, stucco finish with control joints, horizontal siding with control board, stucco over foam trim, wood trim at siding, decorative metal awning, decorative

shutters, decorative light fixture, and metal sectional roll up garage door. Material colors shall be as shown in “**Exhibit A.**”

**Environmental Conditions (ENV-2015-4183-MND)**

21. **Aesthetics (Landscape Plan).** All landscaped areas shall be maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect in accordance with LAMC Sections 12.40 and 12.41. The final landscape plan shall be reviewed and approved by the City of Los Angeles Department of City Planning during the building permit process.

22. **Aesthetics (Light).** Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties, nor from above.

**23. Air Quality**

- a. All off-road construction equipment greater than 50 hp shall meet US EPA Tier 4 emission standards, where available, to reduce NOx, PM10 and PM2.5 emissions at the Project site. In addition, all construction equipment shall be outfitted with Best Available Control Technology devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.
- b. Require the use of 2010 and newer diesel haul trucks (e.g., material delivery trucks and soil import/export) and if the Lead Agency determines that 2010 model year or newer diesel trucks cannot be obtained, the Lead Agency shall require trucks that meet U.S. EPA 2007 model year NOx emissions requirements.
- c. At the time of mobilization of each applicable unit of equipment, a copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit shall be provided.

**24. Habitat Modification (Nesting Native Birds, Non-Hillside or Urban Areas)**

- a. The project will result in the removal of vegetation and disturbances to the ground and therefore may result in take nesting native bird species. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13). Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA).
- b. Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1 – August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch capture or kill (Fish and Game Code Section 86).

- c. If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:
- Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within properties adjacent to the project site, as access to adjacent areas allows. The surveys shall be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.
  - If a protected native bird is found, the applicant shall delay all clearance/construction disturbances activities within 300 feet of suitable nesting habitat for the observed protected bird species until August 31.
  - Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.
  - The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.

**25. Tree Preservation (Grading Activities).** “Orange fencing” or other similarly highly visible barrier shall be installed outside of the drip line of locally protected and significant (trunk diameter of 8 inches or greater) non-protected trees, or as may be recommended by the Tree Expert. The barrier shall be maintained throughout the grading phase, and shall not be removed until the completion and cessation of all grading activities.

**26. Tree Preservation (Non-Protected Trees)**

- a. Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.
- b. 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. Net, new trees, located within the

parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.

- c. Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division, Bureau of Street Services, Department of Public Works.

## **27. Tree Removal (Locally Protected Species)**

- a. All protected tree removals require approval from the Board of Public Works.
- b. A Tree Report shall be submitted to the Urban Forestry, Division of the Bureau of Street Services, Department of Public Works, for review and approval (213-847-3077), prior to implementation of the Report's recommended measures.
- c. A minimum of two trees (a minimum of 48-inch box in size if available) shall be planted for each protected tree that is removed. The canopy of the replacement trees, at the time they are planted, shall be in proportion to the canopies of the protected tree(s) removed and shall be to the satisfaction of the Urban Forestry Division.
- d. The location of trees planted for the purposes of replacing a removed protected tree shall be clearly indicated on required landscape plan, which shall also indicate the replacement tree species and further contain the phrase "Replacement Tree" in its description.
- e. The applicant shall post a cash bond or other assurances acceptable to the Bureau of Engineering in consultation with the Urban Forestry Division and the decision maker guaranteeing the survival of trees required to be maintained, replaced or relocated in such a fashion as to assure the existence of continuously living trees for a minimum of three years from the date that the bond is posted or from the date such trees are replaced or relocated, whichever is longer. Any change of ownership shall require that the new owner post a new protected tree bond to the satisfaction of the Bureau of Engineering. Subsequently, the original owner's protected tree bond may be exonerated.
- f. The City Engineer shall use the provisions of Section 17.08 as its procedural guide in satisfaction of said bond requirements and processing. Prior to exoneration of the bond, the owner of the property shall provide evidence satisfactory to the City Engineer and Urban Forestry Division that the protected trees were properly replaced, the date of the replacement and the survival of the replacement trees for a period of three years.

## **28. Green House Gas Emissions**

- a. Low- and non-VOC containing paints, sealants, adhesives, solvents, asphalt primer, and architectural coatings (where used), or pre-fabricated

architectural panels shall be used in the construction of the Project to reduce VOC emissions to the maximum extent practicable.

- b. The project shall include at least 20 percent (20%) of the total code-required parking spaces capable of supporting future electric vehicle supply equipment (EVSE). Plans shall indicate the proposed type and location(s) of EVSE and also include raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all electric vehicles at all designated EV charging locations at their full rated amperage. Plan design shall be based upon Level 2 or greater EVSE at its maximum operating ampacity. Five percent (5%) of the total code required parking spaces will be further provided with EV chargers to immediately accommodate electric vehicles within the parking areas. When the application of either the required 20 percent or 5 percent results in a fractional space, round up to the next whole number. A label stating "EV CAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point. Move to environmental condition.

Any parking spaces provided above LAMC requirements shall be provided with EV chargers to immediately accommodate electric vehicles within the parking areas.

- c. The Project shall meet the Tier 1 requirements of the Los Angeles Green Building Code.
- d. The Project shall meet the Tire 2 requirements of the Los Angeles Green Building Code.

**29. Emergency Evacuation Plan.** Prior to the issuance of a building permit, the applicant shall develop an emergency response plan in consultation with the Fire Department. The emergency response plan shall include but not be limited to the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals, and fire departments.

**30. Increased Noise Levels (Demolition, Grading, and Construction Activities)**

- a. Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- b. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- c. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

**31. Severe Noise Levels (Residential Fronting on Major or Secondary Highway, or adjacent to a Freeway)**

- a. All exterior windows having a line of sight of a Major or Secondary Highway shall be constructed with double-pane glass and use exterior wall construction which provides a Sound Transmission Class (STC) value of

50, as determined in accordance with ASTM E90 and ASTM E413, or any amendment thereto.

- b. The applicant, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for a building permit, any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room.

32. **Public Services (Fire).** The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

33. **Public Services (Police – Demolition/Construction Sites).** Temporary construction fencing shall be placed along the periphery of the active construction areas to screen as much of the construction activity from view at the local street level and to keep unpermitted persons from entering the construction area.

34. **Public Services (Police).** Plans shall incorporate guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design," published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1<sup>st</sup> Street, #250, Los Angeles, CA 90012 (213)486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.

35. **Public Services (Construction Activity Near Schools)**

- a. The developer and contractors shall maintain ongoing contact with administrator of Sepulveda Middle School. The administrative offices shall be contacted when demolition, grading and construction activity begin on the project site so that students and their parents will know when such activities are to occur. The developer shall obtain school walk and bus routes to the schools from either the administrators or from the LAUSD's Transportation Branch (323)342-1400 and guarantee that safe and convenient pedestrian and bus routes to the school be maintained.
- b. The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- c. There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets adjacent to the school.

- d. Due to noise impacts on the schools, no construction vehicles or haul trucks shall be staged or idled on these streets during school hours.

36. **Recreation.** Pursuant to the Los Angeles Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of dwelling units.

37. **Transportation/Traffic**

- a. Applicant shall plan construction and construction staging as to maintain pedestrian access on adjacent sidewalks throughout all construction phases. This requires the applicant to maintain adequate and safe pedestrian protection, including physical separation (including utilization of barriers such as K-Rails or scaffolding, etc.) from work space and vehicular traffic and overhead protection, due to sidewalk closure or blockage, at all times.
- b. Temporary pedestrian facilities should be adjacent to the project site and provide safe, accessible routes that replicate as nearly as practical the most desirable characteristics of the existing facility.
- c. Covered walkways shall be provided where pedestrians are exposed to potential injury from falling objects.
- d. Applicant shall keep sidewalk open during construction until only when it is absolutely required to close or block sidewalk for construction staging. Sidewalk shall be reopened as soon as reasonably feasible taking construction and construction staging into account.

**Administrative Conditions**

- 38. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
- 39. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
- 40. **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 (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent property owners, heirs or assigns. The agreement shall be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
- 41. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean the agencies, public offices, legislation or their successors, designees or amendment to any legislation.



42. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendment thereto.
43. **Building Plans.** Page 1 of the grant and all the conditions of approval shall be printed on the building plans submitted to the department of City Planning and the Department of Building & Safety.
44. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director of Planning, pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if in the decision makers opinion, such actions are proved necessary for the protection of persons in the neighborhood or occupants of adjacent property.
45. **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 and the City Planning Commission.
46. **Mitigation Monitoring.** Pursuant to California State Public Resources Code Section 21081.6 and the California Environmental Quality Act, the applicant and any future owners, successors, heirs or assigns shall provide the Planning Department with status reports for assessing and ensuring the efficacy of the mitigation measures (environmental conditions) required herein.
  - a. Within 30 days of the effective date of this land use entitlement and prior to any Planning Department clearance of the conditions of approval contained herein, the applicant shall file a Mitigation Monitoring and Reporting Program (MMRP) in a manner satisfactory to the Planning Department which defines specific reporting and/or monitoring requirements to be enforced during Project implementation. Each environmental condition shall be identified as to the responsible mitigation monitor(s), the applicable enforcement agency, the applicable monitoring agency and applicable phase of Project implementation as follows:
    - i. Pre-construction (prior to issuance of a building permit);
    - ii. Construction (prior to certificate of occupancy); and
    - iii. Post-construction / maintenance (post-issuance of certificate of occupancy).

In some cases, a specific mitigation measure may require compliance monitoring during more than one phase of Project implementation. Such measures shall be noted within the discussion of the specific mitigation measure in the MMRP.

- b. The applicant shall demonstrate compliance with each mitigation measure in a written report submitted to the Planning Department and the applicable enforcement agency prior to issuance of a building permit or certificate of occupancy, and, as applicable, provide periodic status reports to the Planning Department regarding compliance with post-construction / maintenance conditions.
- c. If the environmental conditions include post-construction / maintenance mitigation measures, the applicant and all future owners, successors, heirs or assigns shall be obligated to disclose these ongoing mitigation monitoring requirements to future buyers of the subject property.
- d. The applicant and any future owners, successors, heirs or assigns shall reimburse the Planning Department for its actual costs, reasonably and necessarily incurred, necessary to accomplish the required review of periodic status reports.

**47. Indemnification and Reimbursement of Litigation Costs.**

The applicant shall do all of the following:

- i. Defend, indemnify and hold harmless the City from any and all actions against the City, in whole or in part, relating to or arising out of 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.
- ii. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of 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.
- iii. 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 (ii).
- iv. 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 (ii).
- v. 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**

### **A. GENERAL PLAN/CHARTER FINDINGS**

#### **1. General Plan Land Use Designation**

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

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

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

#### **2. Charter Section 555(a) Findings**

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

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

#### **3. Charter Section 556 Findings**

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

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

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

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

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

Furthermore, the Citywide General Plan Framework Element states:

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

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

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

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

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

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

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

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

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

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

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

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

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

The proposed project is located on Sepulveda Boulevard, which is designated a Boulevard II by the Mobility Plan 2035. As such, Sepulveda Boulevard serves as a significant north-south transportation corridor not only in the San Fernando Valley but also within the City of Los Angeles. Furthermore, the intersection of Sepulveda Blvd and Plummer Street is served by Metro Rapid Bus Line 734 going south to Westwood/UCLA and north to the Sylmar Metro Station. It is also served by the Metro Local Bus Line 234 going north to the Sylmar Metro Station and south to Ventura Boulevard. Additionally, the intersection of Sepulveda Boulevard and Plummer Street is served by Metro Local Bus Line 167 going west to the Chatsworth Metro Station and southeast to Coldwater Canyon Avenue. Therefore, the General Plan Amendment as proposed would

implement the objectives, policies, and programs of the Community Plan by locating higher densities near transit corridors and major bus routes.

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

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

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

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

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

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

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

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

#### **4. Charter Section 558 Findings.**

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

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

#### **B. ENTITLEMENT FINDINGS**

There is a critical and well-documented demand for housing throughout the City of Los Angeles. The proposed Zone Change, General Plan Amendment, T Conditions, Q

Conditions and Building Line Removal are consistent with Section 558 of the City Charter and Section 12.32 of the LAMC in that it will be in conformance with public necessity, convenience, general welfare and good zoning practice as described below. With the approval of the requested General Plan Amendment, the requested zoning will be consistent with the General Plan.

## 5. **Zone Change Finding**

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

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

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

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

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

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



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

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

6. **Q Condition Findings**

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

The proposed Q conditions contain provisions regarding site development; limit the use, building height, and floor area ratio (FAR); provide adequate open space; and regulate parking to ensure that the project is harmonious with the surrounding neighborhood with regard to its scale and appearance.

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

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

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

Under Case No. ENV-2015-4183-MND, mitigation measures are imposed on the subject case to reduce impacts to a less than significant level. The Mitigated Negative Declaration was analyzed based on the project description reflected in the applicant's site plans as shown in "**Exhibit A**". These site plans incorporate unit density, height, parking, and the related tract case. As such, the proposed Q conditions prevent or mitigate adverse environmental impacts from the project.

7. **T Condition Finding**

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

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

**8. Building Line Removal Findings**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**9. Site Plan Review Findings**

***a. That the project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan.***

The proposed project is consistent with the relevant goals, objectives, policies, and programs of the General Plan. The Framework Element of the General Plan and the Mission Hills-Panorama City-North Hills Community Plan encourage a variety of housing options to meet the housing demands of the area. The Framework Element states:

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

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

Additionally, the Community Plan states:

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

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

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

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

- b. That the project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements, that is or will be compatible with existing and future development on adjacent properties and neighboring properties.***

**Citywide Design Guidelines Consistency.** The City of Los Angeles General Plan Framework Element and the 35 Community Plans that comprise the City's Land Use Element promote architectural and design excellence in buildings, landscape, open space, and public space and emphasize the preservation of the City's character and scale. The Citywide Design Guidelines have been created to implement the 10 Urban Design Principles of the Framework Element, which are a statement of the City's vision for the future of Los Angeles, providing guidance for new development and encouraging projects to complement existing urban form in order to enhance the building environment in Los Angeles. The Citywide Design Guidelines contain design principles and measures that address the different elements of site and building design based on land use. Each section is organized by overarching objectives followed by a list of specific strategies. The proposed multi-family residential project is subject to the Residential Citywide Design Guidelines and conforms to the following objectives and strategies:

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

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

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

The project includes 19,104 square feet of common open space, all of which is at the ground level, and exceeds the Los Angeles Municipal Code requirement of 13,125 square feet of open space (175 square feet/dwelling unit). The project is providing roof top decks on all units except those abutting the single-family R1 Zoned properties space.

Additionally, the project is conditioned such that nighttime uses, including the woonerf and “pocket parks,” are sufficiently illuminated so as to render objects and persons clearly visible for the safety of the public and emergency response personnel. Any wall mounted lighting fixtures will provide illumination to pedestrians and motorists to optimize safety and security.

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

The three “pocket” parks at the ground level are gathering spaces that will be improved with recreational amenities such as play equipment, barbeques, and picnic benches, and are conditioned as such herein. The woonerf, which is a narrow street that provides pedestrian amenities in a low automotive speed environment, is conditioned to include pedestrian enhancements and amenities, such as landscaping, play equipment, barbeques, and/or picnic benches to be utilized as gathering spaces. The woonerf is connected to Sepulveda Boulevard and Plummer Street, and also connects to units via landscaped courtyards/paseos.

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

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

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

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

*Relationship to Adjacent Buildings No. 4: When designing small lot subdivisions or projects built over two or more lots, provide sufficient space between buildings,*

*articulation along the street frontage, and visual breaks to diminish the scale and massing.*

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

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

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

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

The building facades are designed to be offset to create architectural interest and avoid uninteresting blank walls. Each unit is entered via a separate door, and many of the units include balconies and/or awnings.

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

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

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

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

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

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

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

The guest parking spaces are concentrated toward the center of the site, away from the public-right-of-way. Along the woonerf, 10 guest parking spaces are oriented in a parallel configuration to maximize the safety. The additional 9 spaces are located in the elbow corner near the existing cell tower to remain on site. All parking is conditioned to be adequately lit and screened by landscaping.

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

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

There are no loading areas within the project site. All trash containers will be maintained within the individual two-car garages adjoining the residential units.

As such, the project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements that is or will be compatible with existing and future development on adjacent properties and neighboring properties.

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

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

Additionally, the proposed project is conditioned to provide utilities and services that improve habitability for residents and minimize impacts on neighboring properties.

These include the provision of electric vehicle parking, a recycled water pipe system for onsite greywater use, the use of solar or electric powered generators during construction, and the provision of solar panels.

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

### **C. CEQA Findings**

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

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

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

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

On May 23, 2018, a second Addendum to Case No. ENV-2015-4183-MND was prepared to reanalyze the project under a revised project description that reflects reduced height and



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

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

## **PUBLIC HEARING AND COMMUNICATIONS**

### **Public Hearing / Testimony**

A joint public hearing was held at the Marvin Braude Constituent Service Center, 6262 Van Nuys Boulevard, first floor meeting room, Van Nuys, CA on Tuesday, August 30, 2016 for the subject General Plan Amendment, Zone Change, and Vesting Tentative Tract Map and was attended by the project owner, project representative, and residents of the surrounding community. At the public hearing, testimony was provided by the project representative, and the project applicant who highlighted that the original request was for 90 units and submitted a revised map to 75 units after meeting with City Planning Staff including the Urban Design Studio, and various community groups including the North Hills East Neighborhood Council and Sepulveda Middle School. Outreach was also conducted for the four properties adjacent to the south fronting Vincennes Street, but no dialogue was reached to date. The Neighborhood Council voted 8-0 to approve the project because it met many of the Community Plan goals to 1) Locate housing near transit and commercial to reduce trips-several bus lines in the vicinity and Sepulveda is a major corridor for commercial; 2) Place higher density near transit; and 3) Provide housing for all persons in the proposed six unique floor plans for the proposed condominium townhome style development.

Written testimony was received from the North Hills East Neighborhood Council which included a letter of support from the Neighborhood Council and letters of opposition and opposition letters by petition from community members located south and east of the site. However, the senior citizen housing showed strong support for the project based on their petition for support received to staff on September 29, 2016.

There were 12 members from the public who expressed strong opposition to the project due to traffic, parking, density, privacy, water, and height design expanded upon below:

### **Traffic/Parking**

- Traffic in the morning and evenings is bumper to bumper without any breaks. It is impossible to get out onto Plummer Street from Orion Avenue.
- Eastbound traffic on Plummer Street is backed up from Sepulveda Boulevard to the Veterans Administration Hospital a half mile to the east during morning rush hours.
- Orion Avenue is used as a thoroughfare to get through to Nordhoff Street. There already is traffic from children going to school even before the proposed project of this magnitude.
- Traffic on Plummer Street is backed up from Sepulveda Boulevard to Orion Avenue. Having a vehicle entrance on Plummer Street will only make this worse.
- The developer is providing the required number of parking but two and a quarter parking spaces per unit is not enough.
- There is no overnight parking on Vincennes Street between 10 pm and 6 am because we requested it. There are “no parking” signs on Sepulveda and Plummer. However, cars are parked on both side of Superior Street to the north.

### **Density**

- (T)(Q)RE9-1 should be approved for the portion of the portion of the project site west of Sepulveda Boulevard because 9,000 square foot lot sizes conform to the size of the surrounding lots.
- The zoning should not be changed from R1 to the RD1.5 over the western portion of the project site because it is not compatible with prior approvals for lots fronting Plummer Street approved for (T)(Q)RE9-1, specifically 15524 and 15526 Plummer Street.

- Development on the western portion of the project site should consist of single family homes, not condominiums.
- There are 19 new homes on Tupper Street, to the west, selling for great prices. Development on the western portion of the project site should be at that density.

**Privacy**

- Single family homes with a lower height should be approved instead in order for the project to fit into the neighborhood.
- No roof decks should be permitted.
- The proposed condominiums are too close to the backyards of the neighboring single family homes. Children will be kept awake at night from parties on the roof decks of the new condominiums.

**Water**

- Where will the water for this project come from when there have been water shortages resulting from the drought during the past four years?
- The rain water will drain onto the adjacent properties south of the project site.

**EXHIBIT A**  
**PROJECT PLANS**  
**MAY 24, 2018**





Our Team

Developer:  
Contact: Randi Bach  
Business: (818) 789-3550

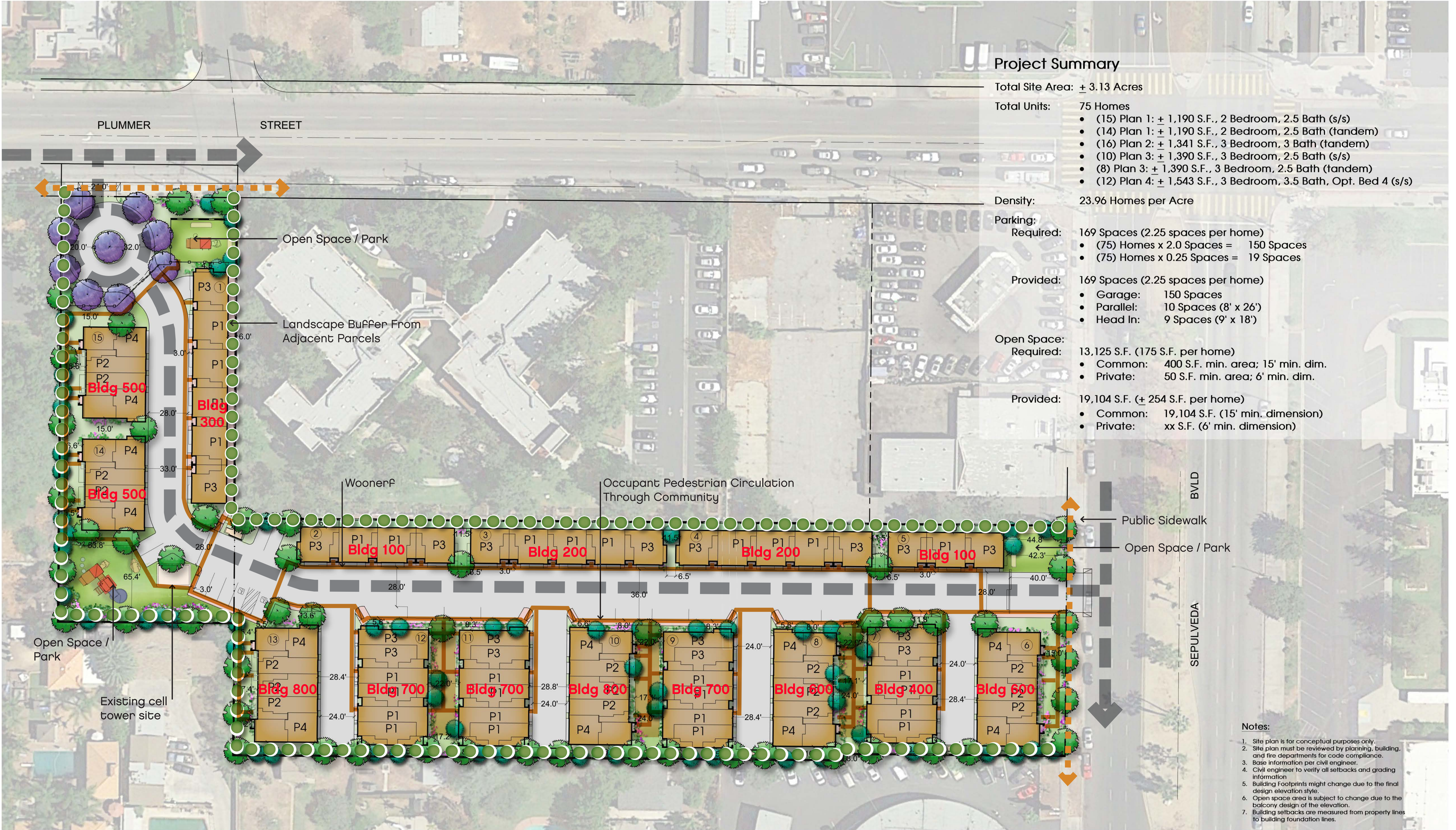
Architect/Planner:  
Contact: Mike Cantrell  
Business: (949) 250-0607  
www.wharchitects.com

William Hezmalhalch Architects, Inc.  
2850 Redhill Ave., Suite 200  
Santa Ana, CA 92705

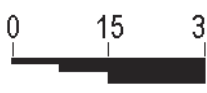
City Submittal May 10, 2018

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SP2	WoonerF Exhibit
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A1.2	Building 100 - 4-Plex Townhomes Conceptual Floor Plans
A1.3	Building 100 - 4-Plex Townhomes Conceptual Front Elevation
A1.4	Building 100 - 4-Plex Townhomes Conceptual Exterior Elevations
A2.1	Building 200 - 5-Plex Townhomes Conceptual Floor Plans
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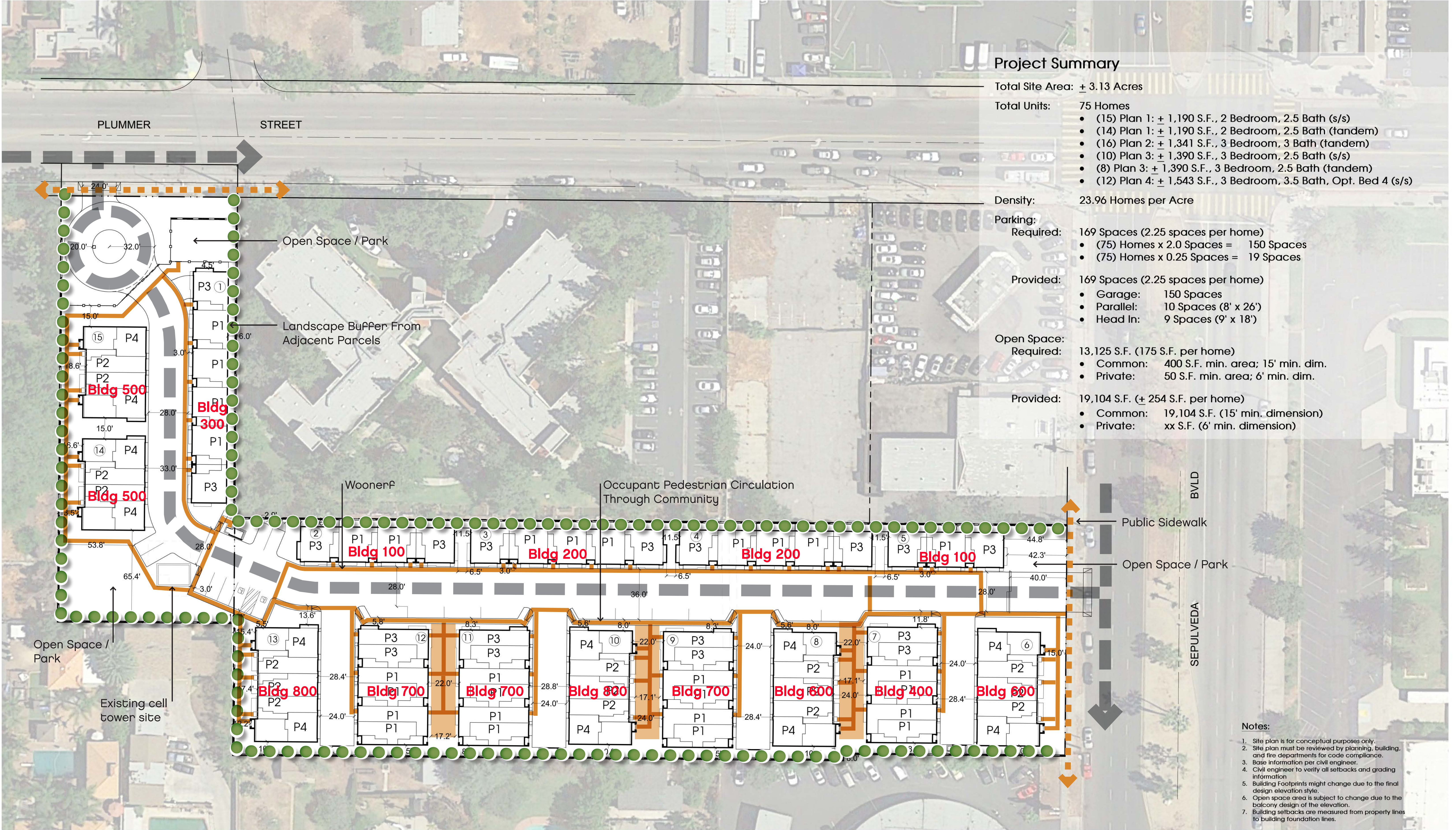
Conceptual Illustrative Site Plan  
SEPULVEDA-PLUMMER  
LOS ANGELES, CA



SP1

DESIGN REVIEW





Project Summary

Total Site Area:	± 3.13 Acres
Total Units:	75 Homes
	<ul style="list-style-type: none"><li>• (15) Plan 1: ± 1,190 S.F., 2 Bedroom, 2.5 Bath (s/s)</li><li>• (14) Plan 1: ± 1,190 S.F., 2 Bedroom, 2.5 Bath (tandem)</li><li>• (16) Plan 2: ± 1,341 S.F., 3 Bedroom, 3 Bath (tandem)</li><li>• (10) Plan 3: ± 1,390 S.F., 3 Bedroom, 2.5 Bath (s/s)</li><li>• (8) Plan 3: ± 1,390 S.F., 3 Bedroom, 2.5 Bath (tandem)</li><li>• (12) Plan 4: ± 1,543 S.F., 3 Bedroom, 3.5 Bath, Opt. Bed 4 (s/s)</li></ul>
Density:	23.96 Homes per Acre
Parking:	
Required:	169 Spaces (2.25 spaces per home)
	<ul style="list-style-type: none"><li>• (75) Homes x 2.0 Spaces = 150 Spaces</li><li>• (75) Homes x 0.25 Spaces = 19 Spaces</li></ul>
Provided:	169 Spaces (2.25 spaces per home)
	<ul style="list-style-type: none"><li>• Garage: 150 Spaces</li><li>• Parallel: 10 Spaces (8' x 26')</li><li>• Head In: 9 Spaces (9' x 18')</li></ul>
Open Space:	
Required:	13,125 S.F. (175 S.F. per home)
	<ul style="list-style-type: none"><li>• Common: 400 S.F. min. area; 15' min. dim.</li><li>• Private: 50 S.F. min. area; 6' min. dim.</li></ul>
Provided:	19,104 S.F. (± 254 S.F. per home)
	<ul style="list-style-type: none"><li>• Common: 19,104 S.F. (15' min. dimension)</li><li>• Private: xx S.F. (6' min. dimension)</li></ul>

- Notes:
1. Site plan is for conceptual purposes only.
  2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
  3. Base information per civil engineer.
  4. Civil engineer to verify all setbacks and grading information.
  5. Building Footprints might change due to the final design elevation style.
  6. Open space area is subject to change due to the balcony design of the elevation.
  7. Building setbacks are measured from property lines to building foundation lines.

Woonerf Exhibit

SEPULVEDA-PLUMMER

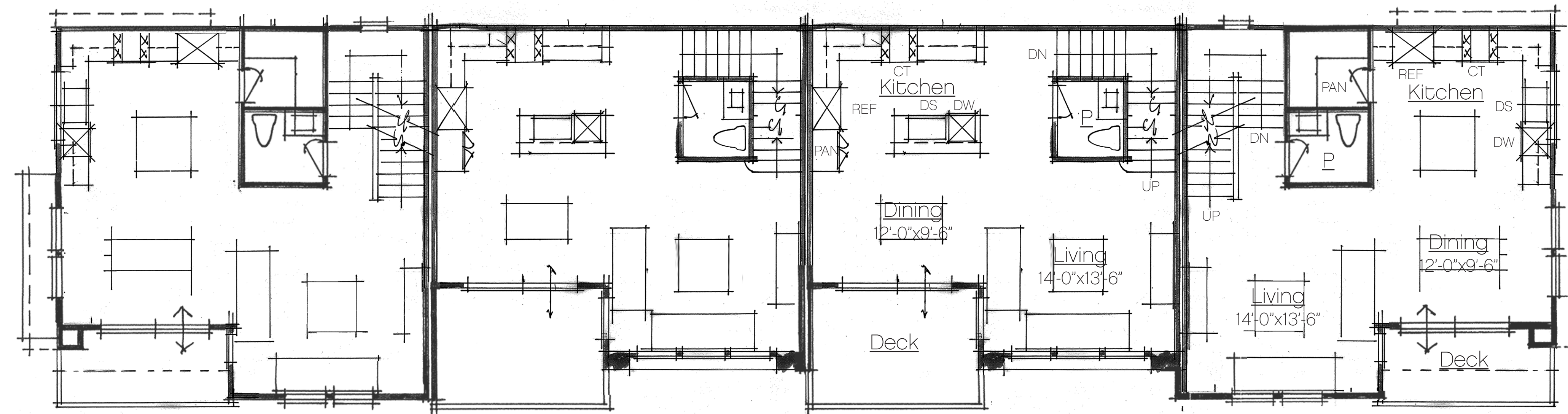
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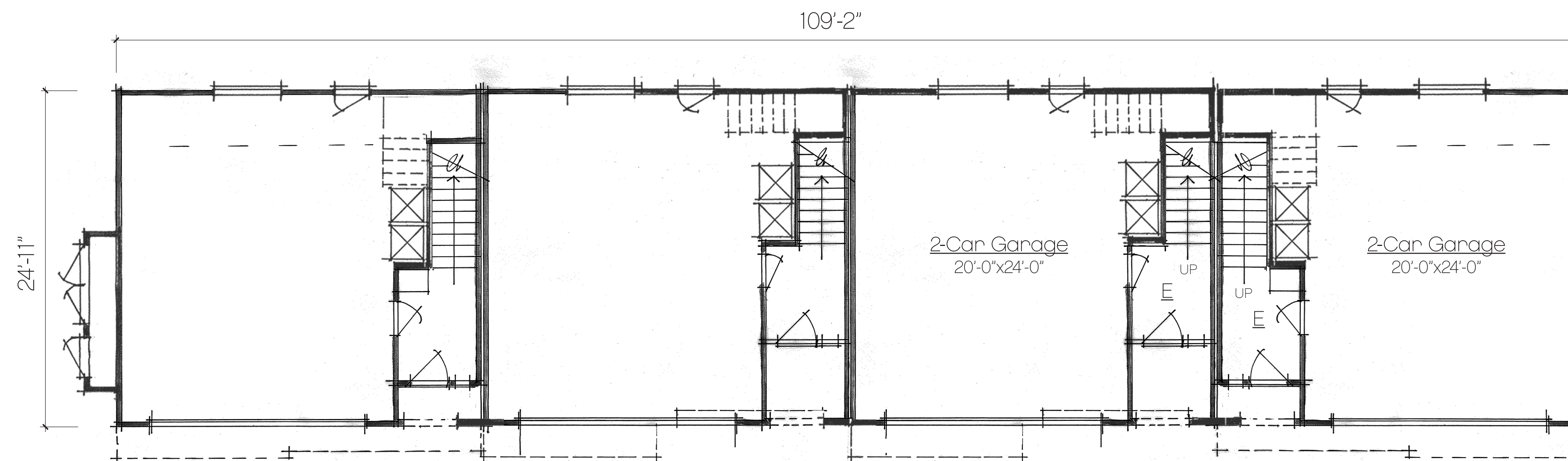
SP2

DESIGN REVIEW





Second Floor



First Floor

Plan 3

Plan 1

Plan 1

1,190 SF  
2 Bdrm / 2.5 Bath  
2-Car Garage

Plan 3

1,390 SF  
3 Bdrm / 2.5 Bath  
2-Car Garage

## BUILDING 100 - 4-PLEX TOWNHOMES | Conceptual Floor Plans

# SEPULVEDA-PLUMMER

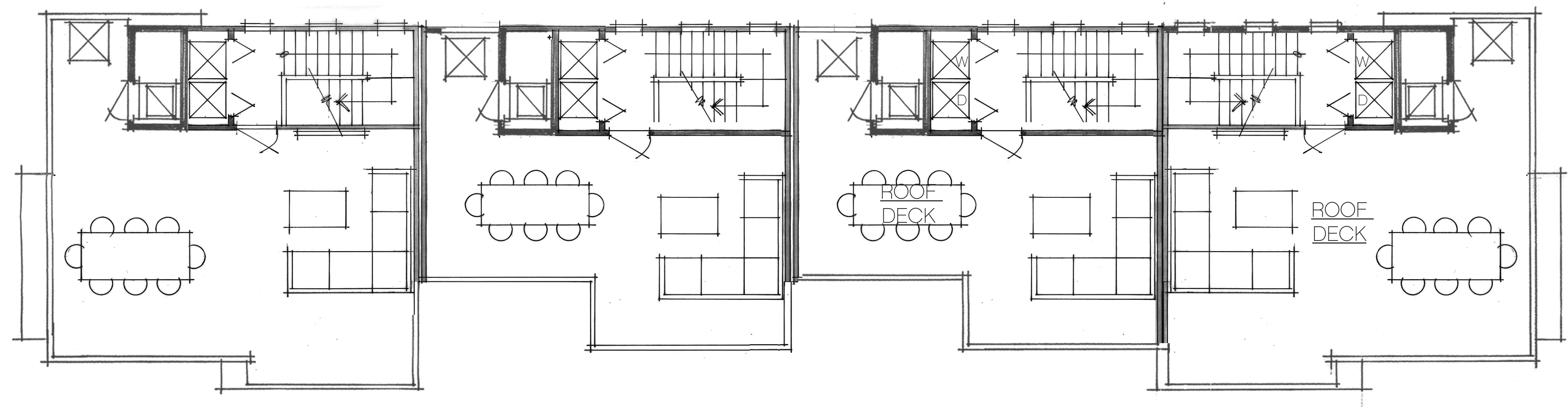
LOS ANGELES, CA

A1.1  
DESIGN REVIEW

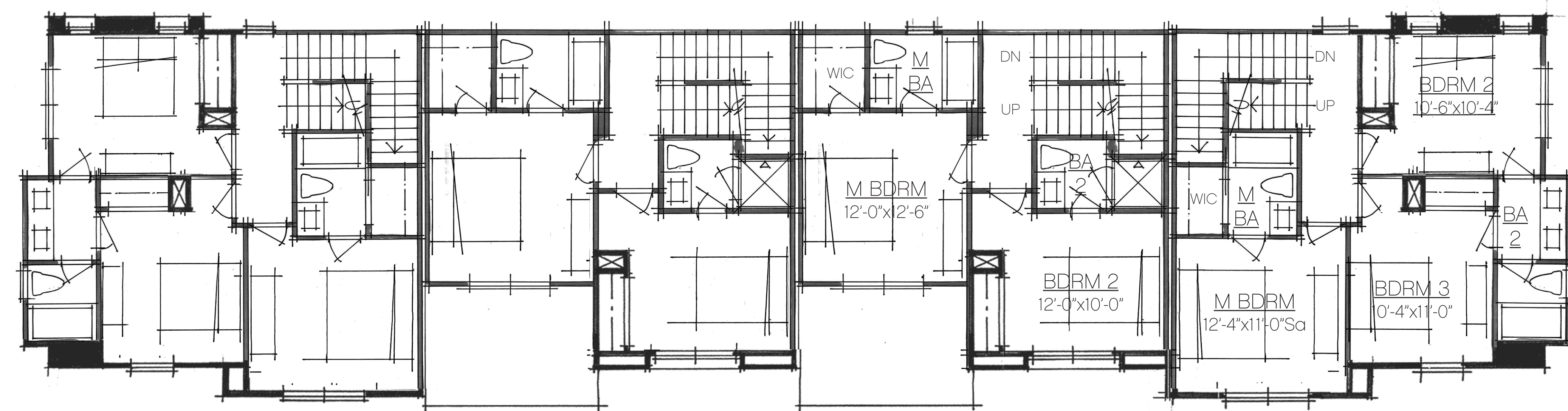
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ARCHITECTS . PLANNERS . DESIGNERS  
**WHA.**  
ORANGE COUNTY . LOS ANGELES . BAY AREA





Roof Plan



Third Floor

Plan 3

Plan 1

Plan 1

1,190 SF  
2 Bdrm / 2.5 Bath  
2-Car Garage

Plan 3

1,390 SF  
3 Bdrm / 2.5 Bath  
2-Car Garage

## BUILDING 100 - 4-PLEX TOWNHOMES | Conceptual Floor Plans

# SEPULVEDA-PLUMMER

LOS ANGELES, CA

A1.2

DESIGN REVIEW

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\*Added Siding to Enhance Elevations

MATERIALS:

- ROOF: FLAT ROOF W/ PARAPET WALLS
- WALL: STUCCO FINISH W/ CONTROL JOINTS
- TRIM: HORIZONTAL SIDING W/ CORNER BOARD
- TRIM: STUCCO OVER FOAM TRIM
- TRIM: WOOD TRIM @ SIDING
- FEATURES: DECORATIVE METAL AWNING
- FEATURES: DECORATIVE SHUTTERS
- FEATURES: DECORATIVE LIGHT FIXTURE
- GARAGE DOOR: METAL SECTIONAL ROLL-UP

Street View

**BUILDING 100 - 4-PLEX TOWNHOMES | Conceptual Elevation**

**SEPULVEDA-PLUMMER**

LOS ANGELES, CA

A1.3

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East



South



West



North (Street)

\*Added Siding to Enhance Elevations

# **BUILDING 100 - 4-PLEX TOWNHOMES | Conceptual Elevation**

## **SEPULVEDA-PLUMMER**

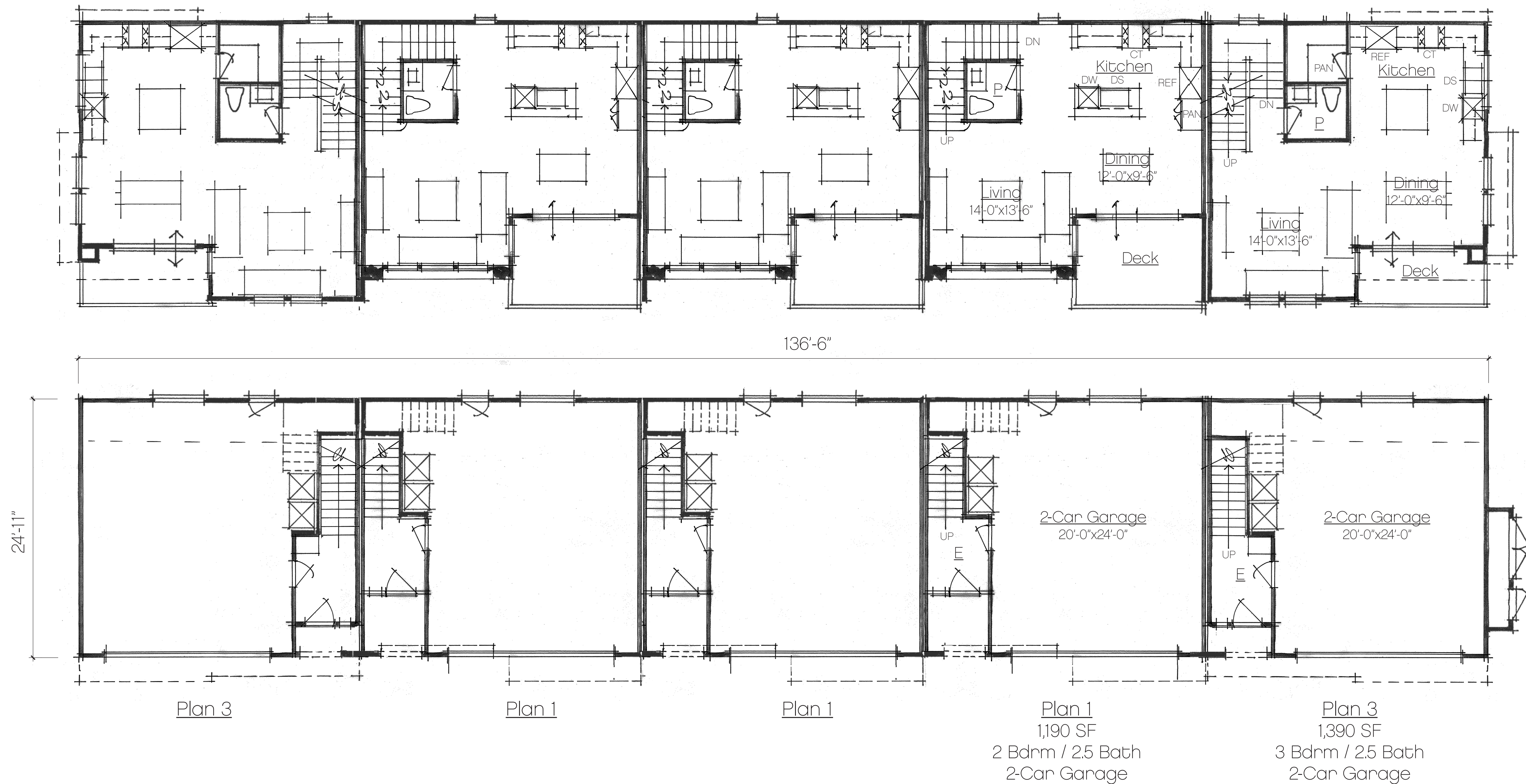
LOS ANGELES, CA

**A1.4**  
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# **BUILDING 200 - 5-PLEX TOWNHOMES | Conceptual Floor Plans**

**SEPULVEDA-PLUMMER**

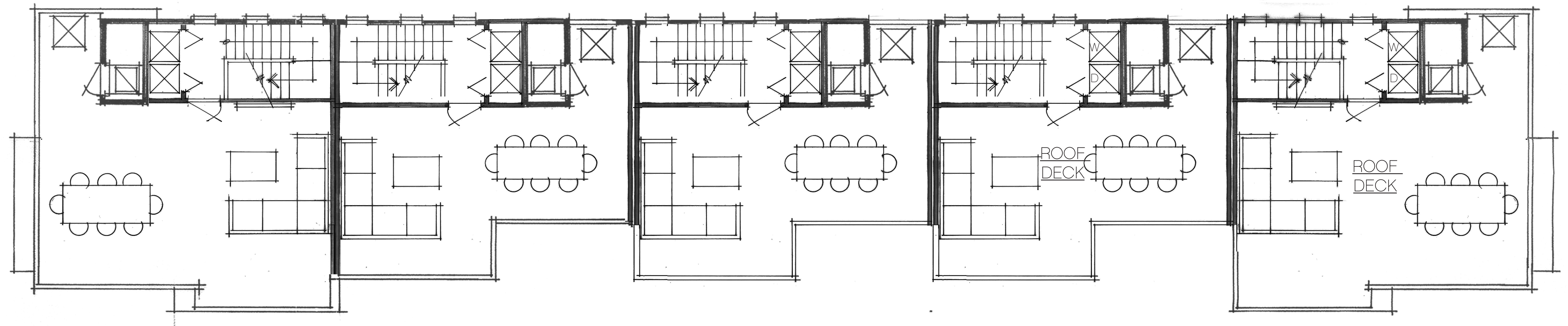
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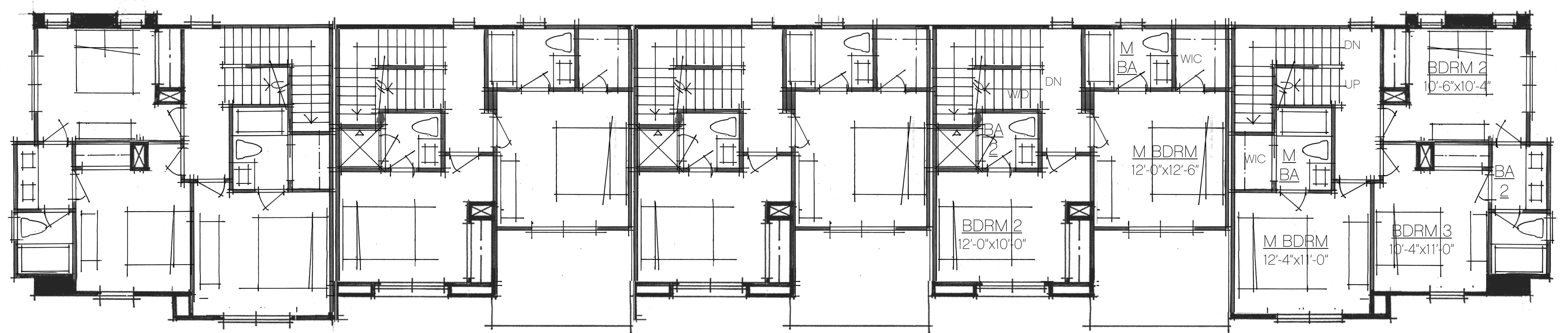
**DESIGN REVIEW**

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Roof Plan



Third Floor

Plan 3

Plan 1

Plan 1

Plan 1

Plan 3

1,190 SF  
2 Bdrm / 2.5 Bath  
2-Car Garage

1,390 SF  
3 Bdrm / 2.5 Bath  
2-Car Garage

## BUILDING 200 - 5-PLEX TOWNHOMES | Conceptual Floor Plans

SEPULVEDA-PLUMMER

LOS ANGELES, CA

A2.2

DESIGN REVIEW

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Street View

\*Added Siding to Enhance Elevations

MATERIALS:

- ROOF: FLAT ROOF W/ PARAPET WALLS
- WALL: STUCCO FINISH W/ CONTROL JOINTS  
HORIZONTAL SIDING W/ CORNER BOARD
- TRIM: STUCCO OVER FOAM TRIM  
WOOD TRIM @ SIDING
- FEATURES: DECORATIVE METAL AWNING  
DECORATIVE SHUTTERS  
DECORATIVE LIGHT FIXTURE
- GARAGE DOOR: METAL SECTIONAL ROLL-UP

**BUILDING 200 - 5-PLEX TOWNHOMES | Conceptual Elevation**

**SEPULVEDA-PLUMMER**

LOS ANGELES, CA

A2.3

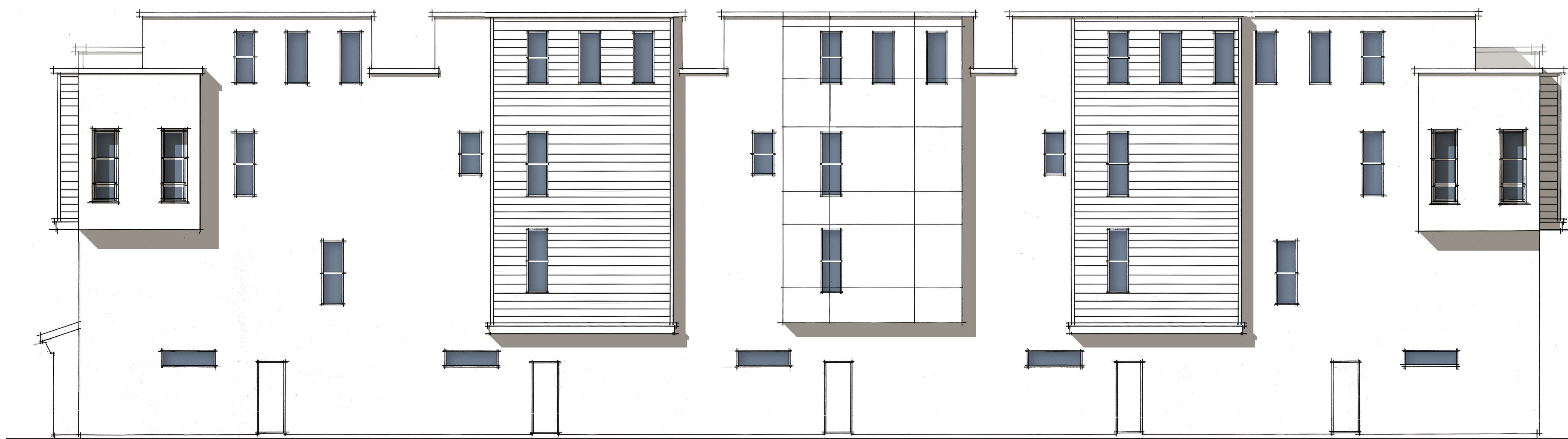
DESIGN REVIEW

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East



South



West



North (Street)

\*Added Siding to Enhance Elevations

# **BUILDING 200 - 5-PLEX TOWNHOMES | Conceptual Elevation**

## **SEPULVEDA-PLUMMER**

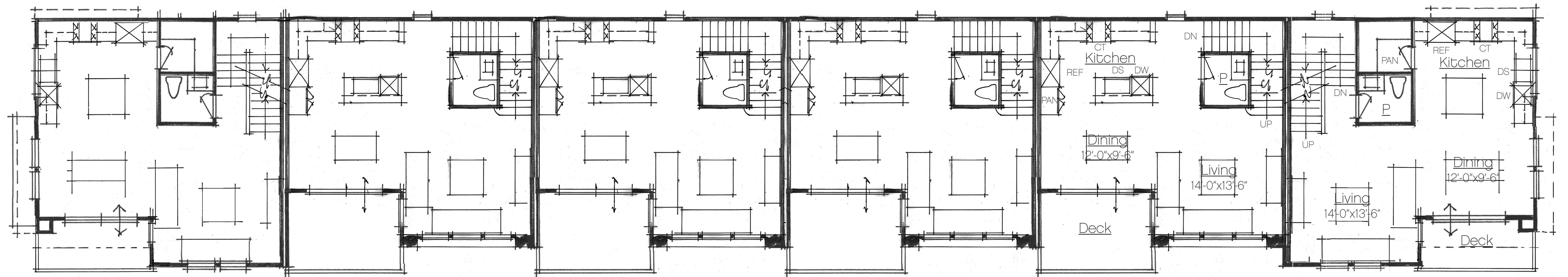
LOS ANGELES, CA

A2.4  
DESIGN REVIEW

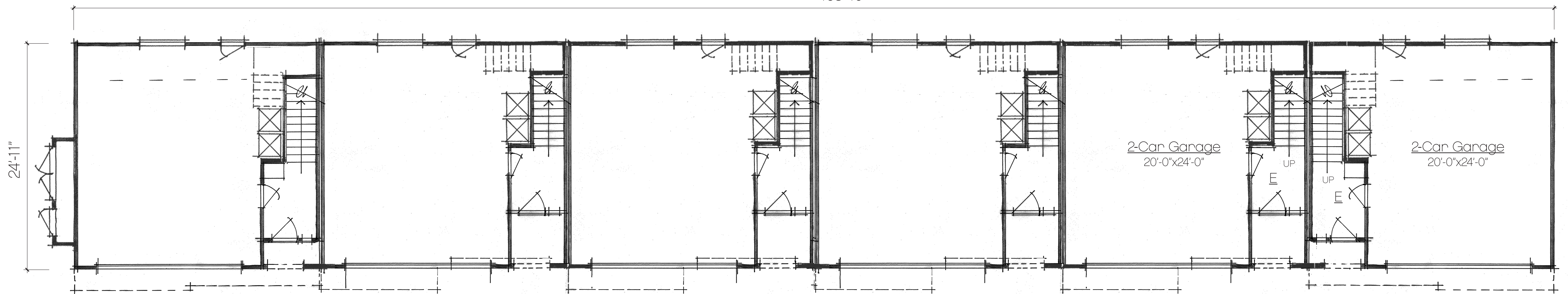
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ORANGE COUNTY . LOS ANGELES . BAY AREA





Second Floor



First Floor

Plan 3

Plan 1

Plan 1

Plan 1

Plan 1  
1,190 SF  
2 Bdrm / 2.5 Bath  
2-Car Garage

Plan 3  
1,390 SF  
3 Bdrm / 2.5 Bath  
2-Car Garage

## BUILDING 300 - 6-PLEX TOWNHOMES | Conceptual Floor Plans

# SEPULVEDA-PLUMMER

LOS ANGELES, CA

A3.1

DESIGN REVIEW

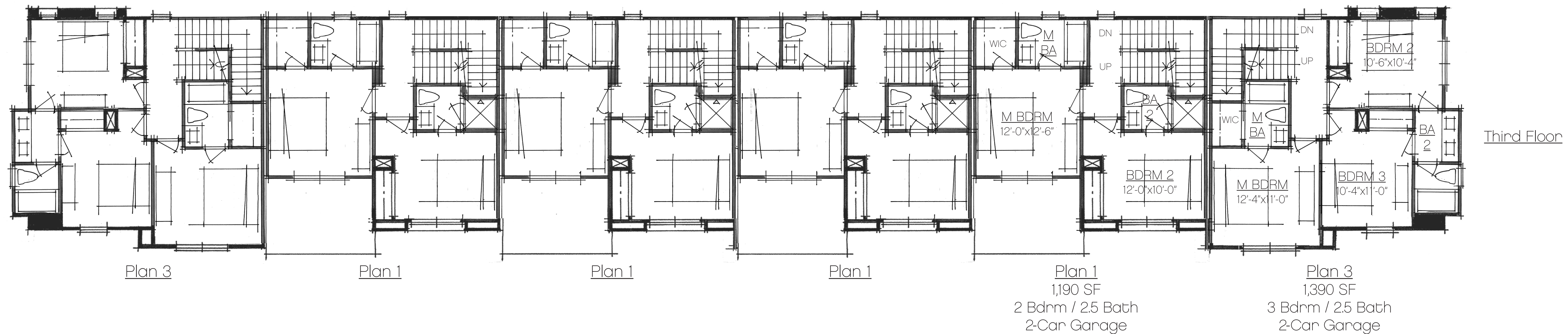
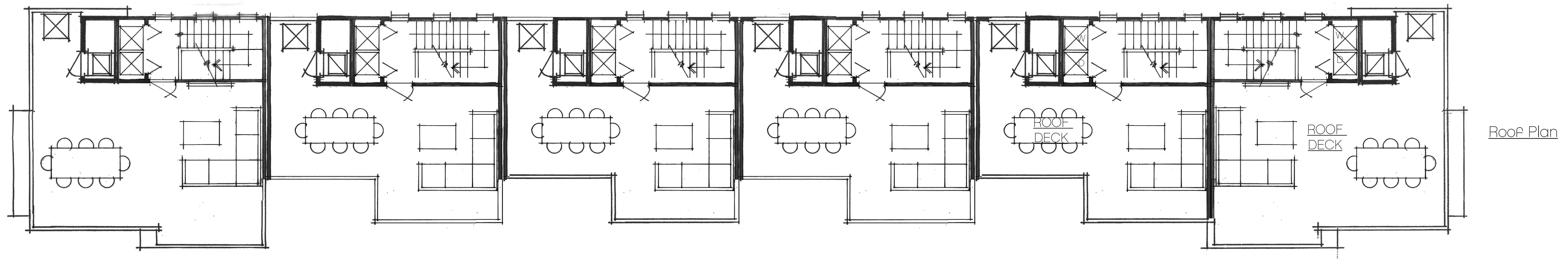
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## BUILDING 300 - 6-PLEX TOWNHOMES | Conceptual Floor Plans

SEPULVEDA-PLUMMER

LOS ANGELES, CA

A3.2

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Street View

\*Added Siding to Enhance Elevations

MATERIALS:

- ROOF: FLAT ROOF W/ PARAPET WALLS
- WALL: STUCCO FINISH W/ CONTROL JOINTS
- TRIM: HORIZONTAL SIDING W/ CORNER BOARD
- STUCCO OVER FOAM TRIM
- WOOD TRIM @ SIDING
- FEATURES: DECORATIVE METAL AWNING
- DECORATIVE SHUTTERS
- DECORATIVE LIGHT FIXTURE
- GARAGE DOOR: METAL SECTIONAL ROLL-UP

**BUILDING 300 - 6-PLEX TOWNHOMES | Conceptual Elevation**

**SEPULVEDA-PLUMMER**

LOS ANGELES, CA

A3.3

0 2 4 8

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South



North (Street)

\*Added Siding to Enhance Elevations

# **BUILDING 300 - 6-PLEX TOWNHOMES | Conceptual Elevation**

## **SEPULVEDA-PLUMMER**

LOS ANGELES, CA

A3.4  
DESIGN REVIEW

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East



\*Added Siding to Enhance Elevations  
West

## BUILDING 300 - 6-PLEX TOWNHOMES | Conceptual Elevation

# SEPULVEDA-PLUMMER

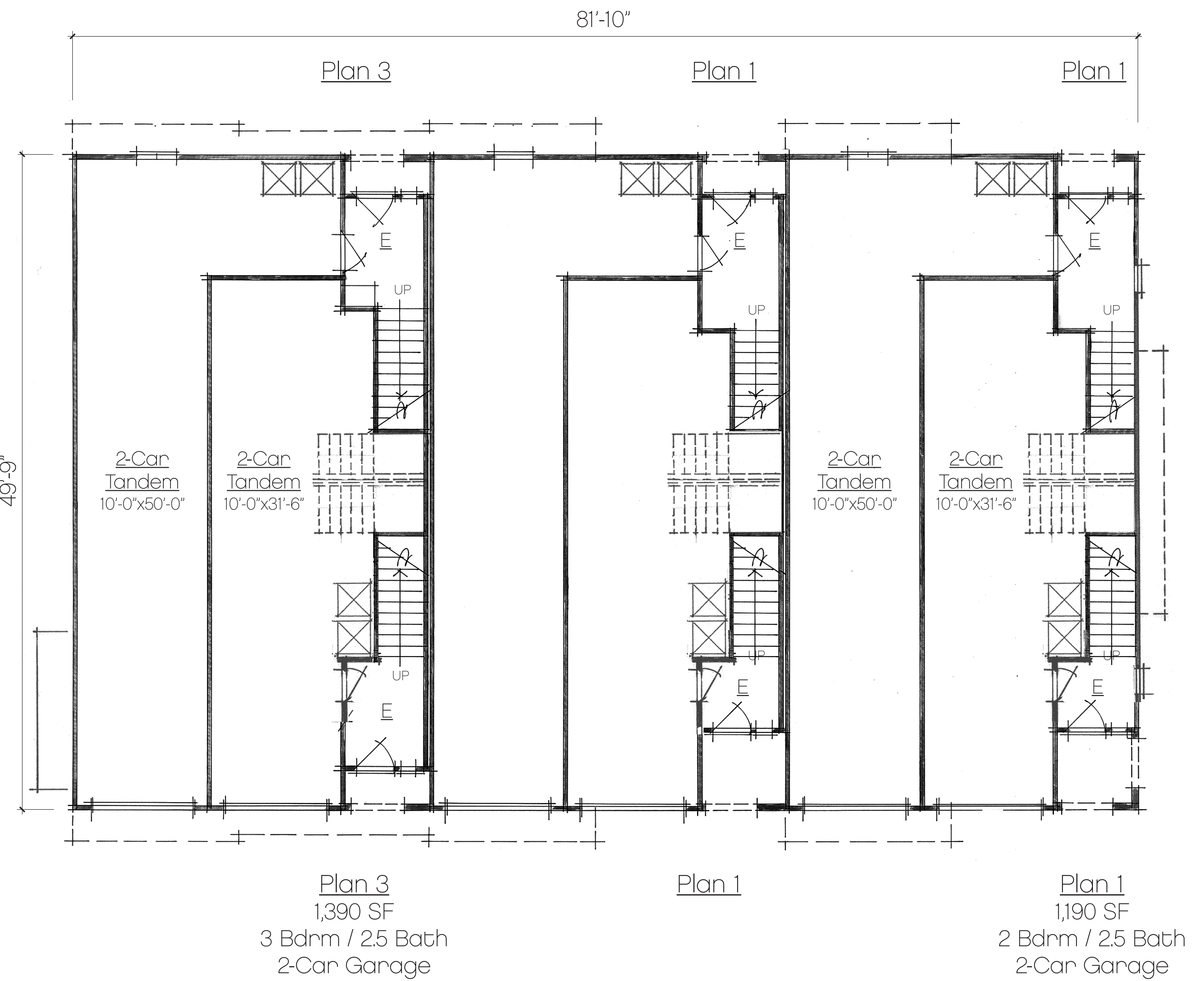
LOS ANGELES, CA

A3.5  
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## BUILDING 400 - 6-PLEX TOWNHOMES | Conceptual Floor Plans

SEPULVEDA-PLUMMER

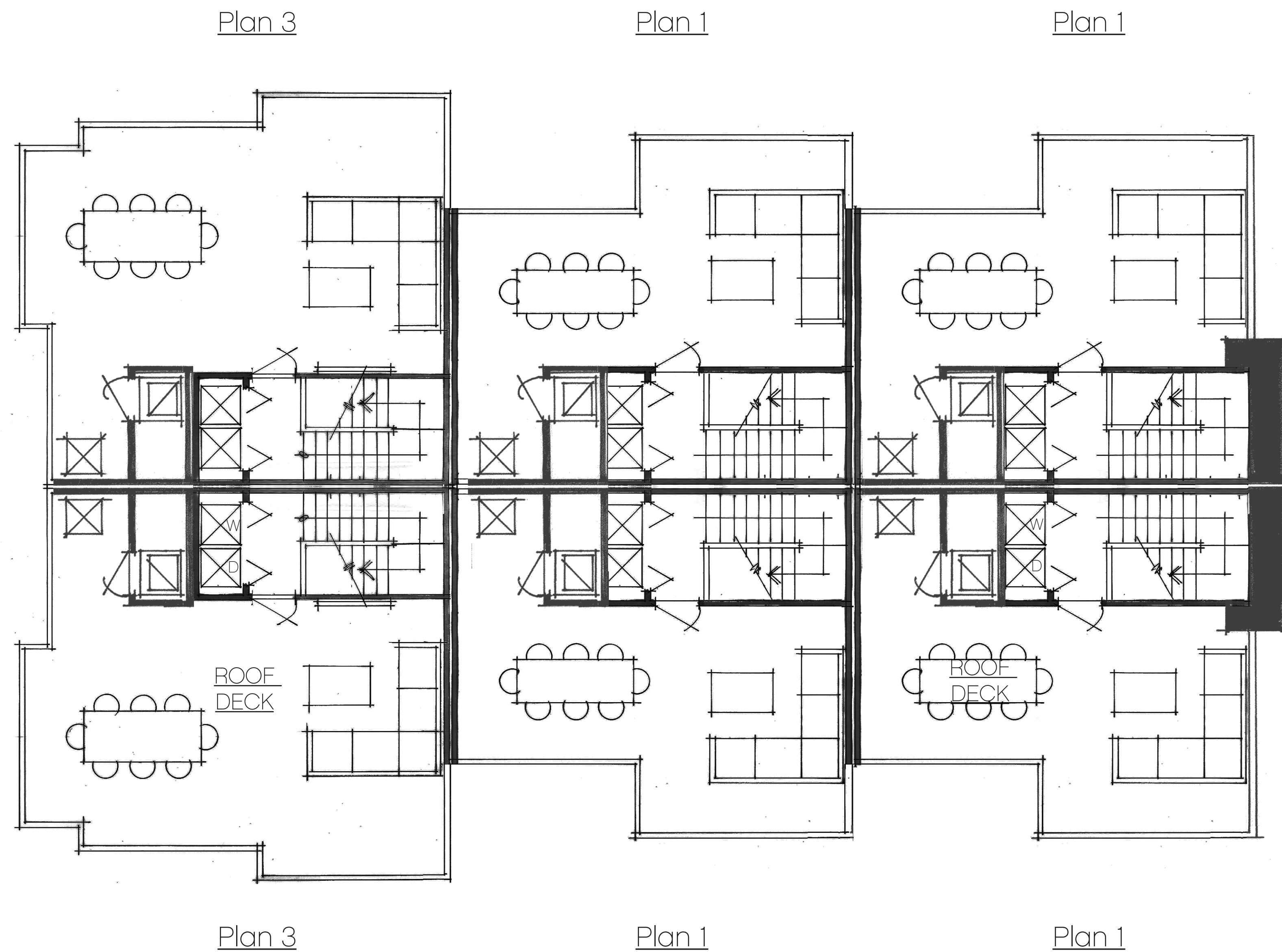
LOS ANGELES, CA

A4.1  
DESIGN REVIEW

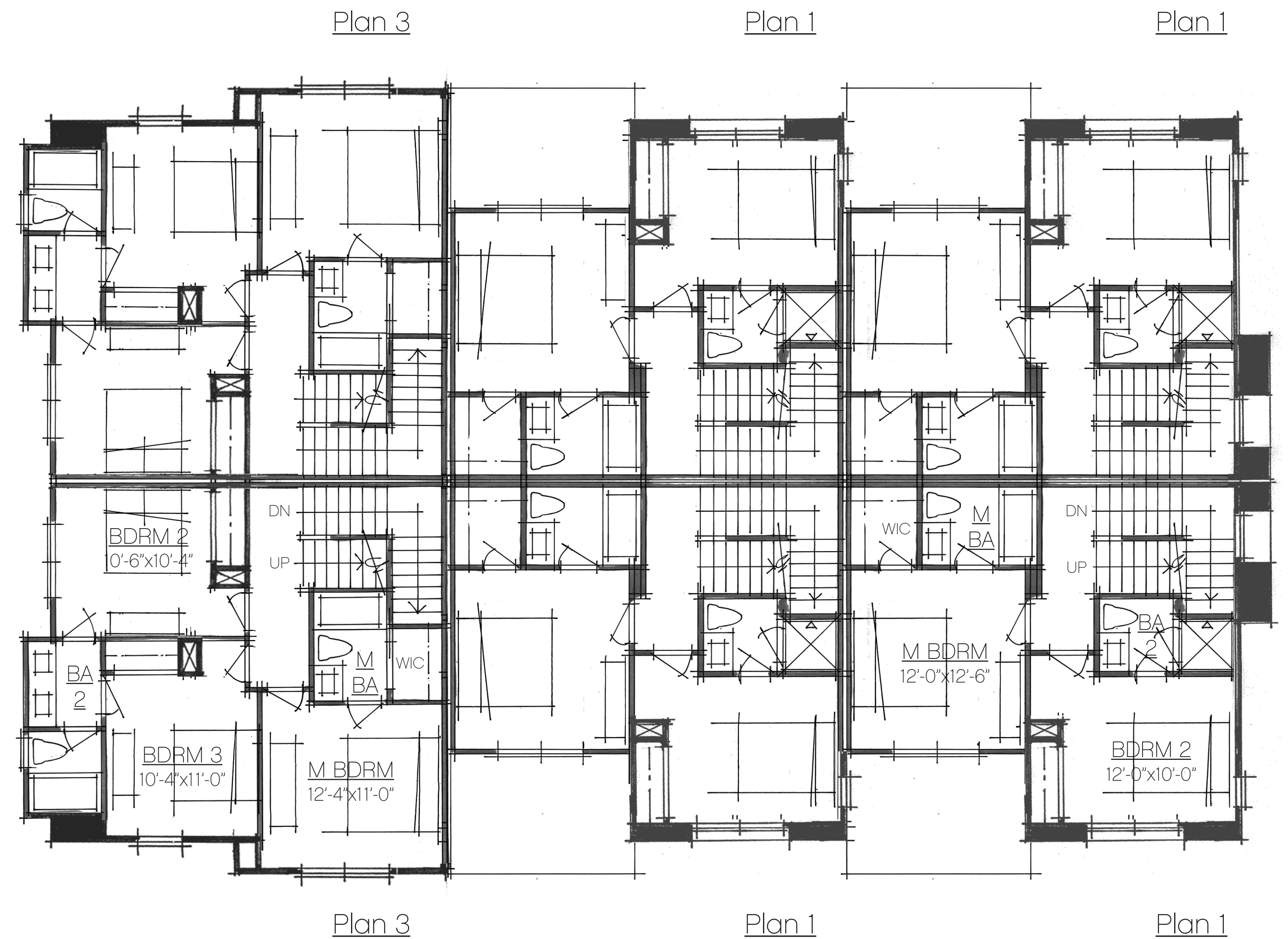
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Roof Plan



Third Floor

## BUILDING 400 - 6-PLEX TOWNHOMES | Conceptual Floor Plans

SEPULVEDA-PLUMMER

LOS ANGELES, CA

A4.2

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Street View

\*Added Siding to Enhance Elevations

MATERIALS:

- ROOF: FLAT ROOF W/ PARAPET WALLS
- WALL: STUCCO FINISH W/ CONTROL JOINTS
- TRIM: HORIZONTAL SIDING W/ CORNER BOARD
- TRIM: STUCCO OVER FOAM TRIM
- TRIM: WOOD TRIM @ SIDING
- FEATURES: DECORATIVE METAL AWNING
- FEATURES: DECORATIVE SHUTTERS
- FEATURES: DECORATIVE LIGHT FIXTURE
- GARAGE DOOR: METAL SECTIONAL ROLL-UP

**BUILDING 400 - 6-PLEX TOWNHOMES | Conceptual Elevation**

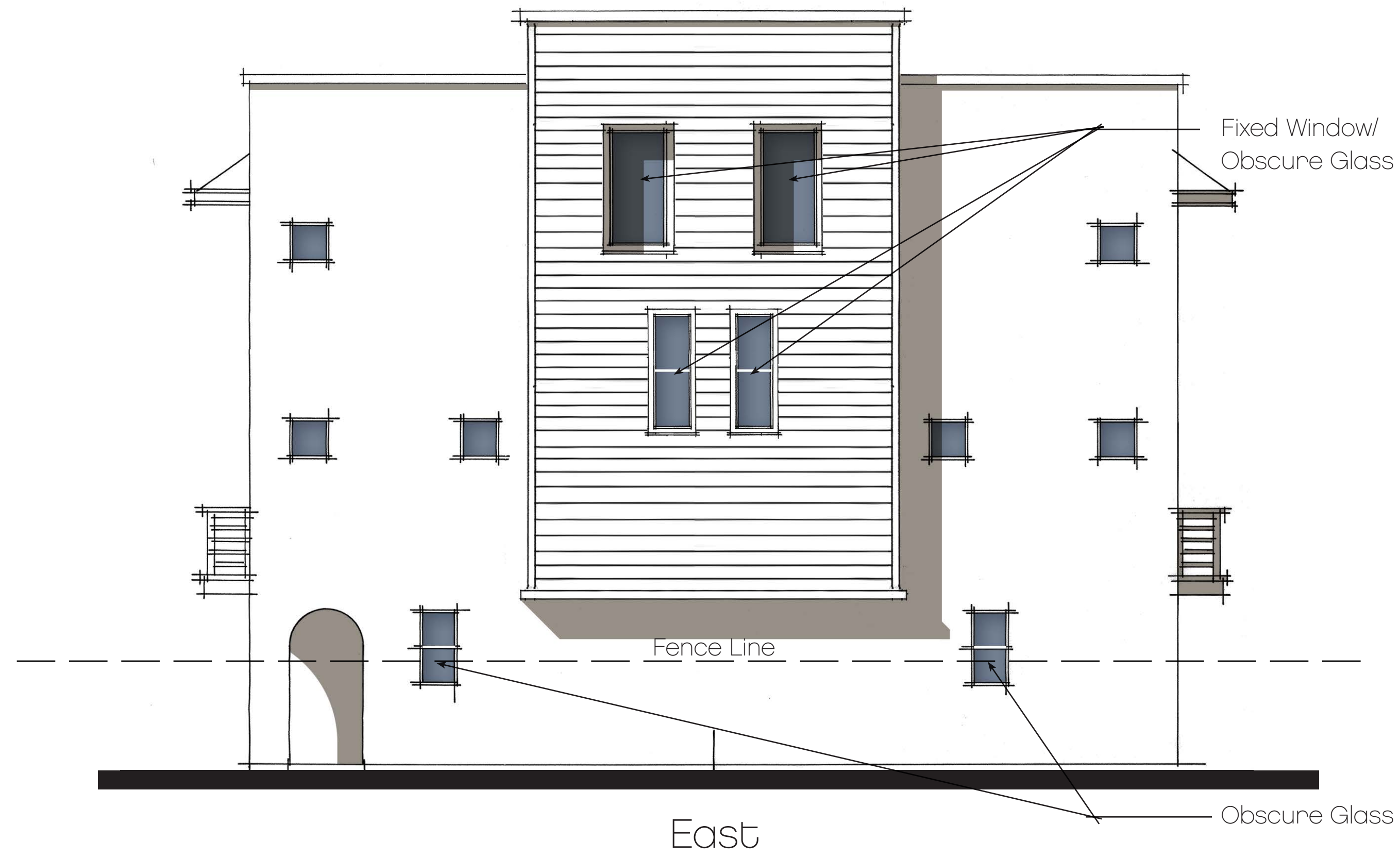
**SEPULVEDA-PLUMMER**

LOS ANGELES, CA

A4.3

DESIGN REVIEW





## BUILDING 400 - 6-PLEX TOWNHOMES | Conceptual Elevation

SEPULVEDA-PLUMMER

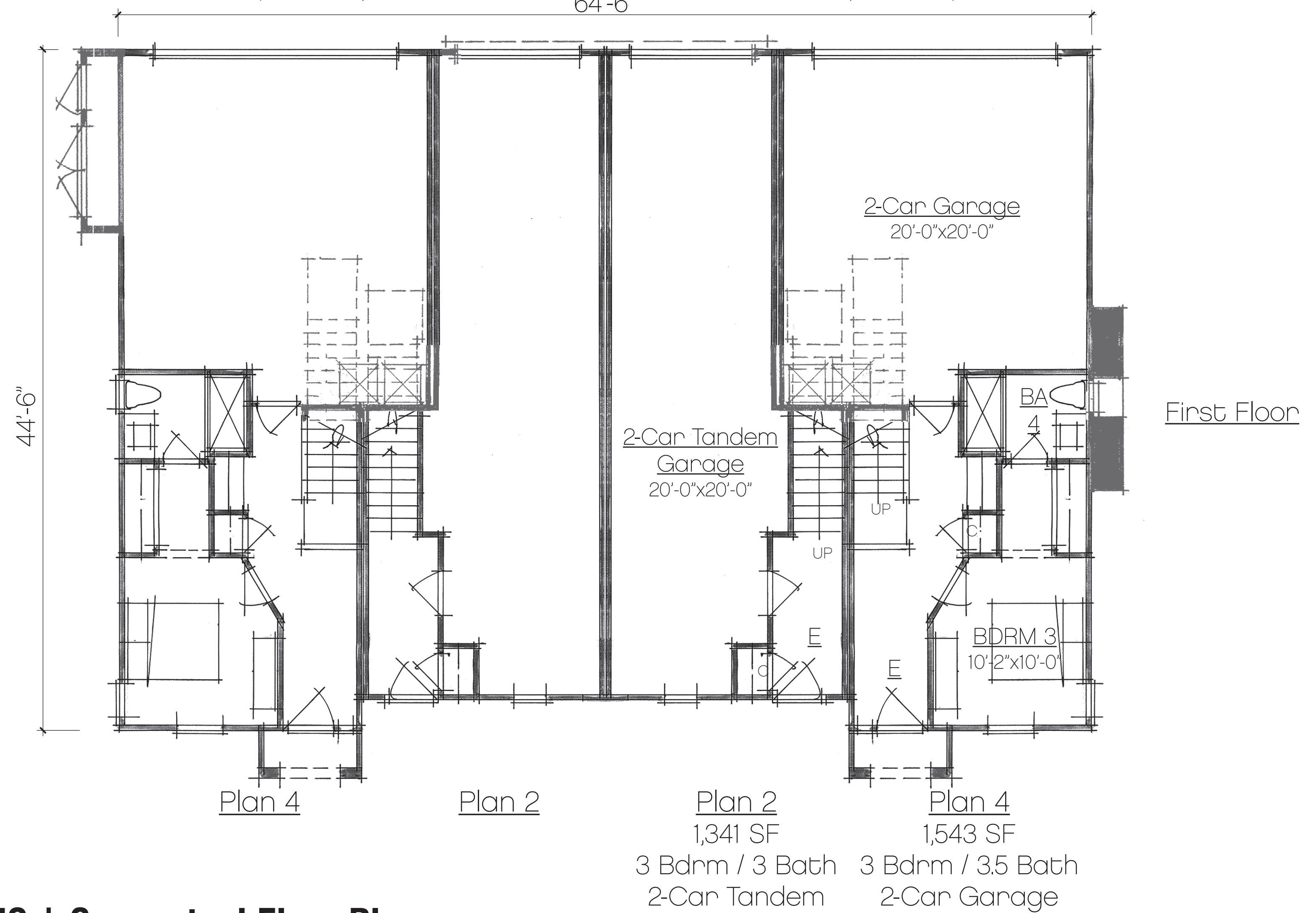
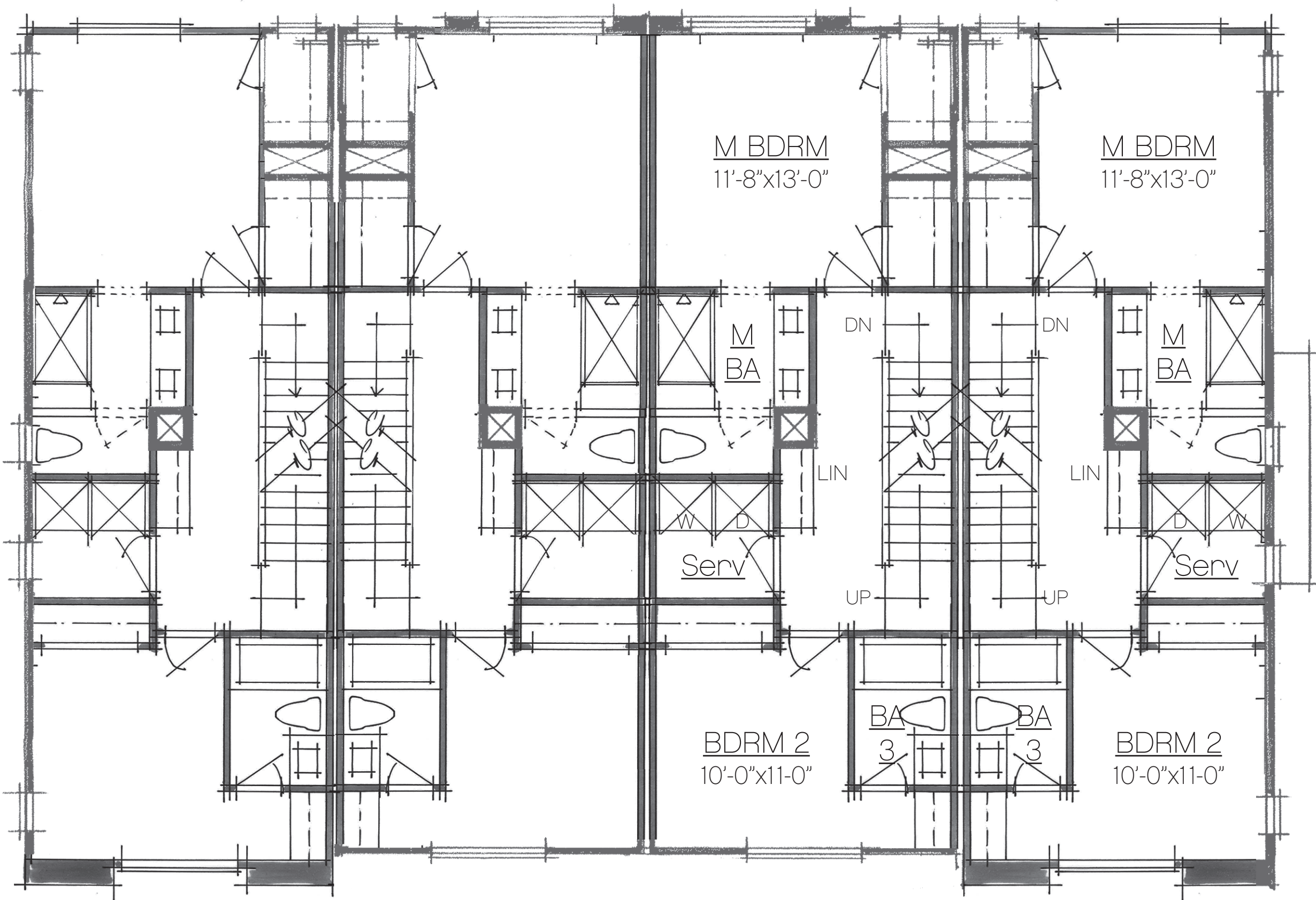
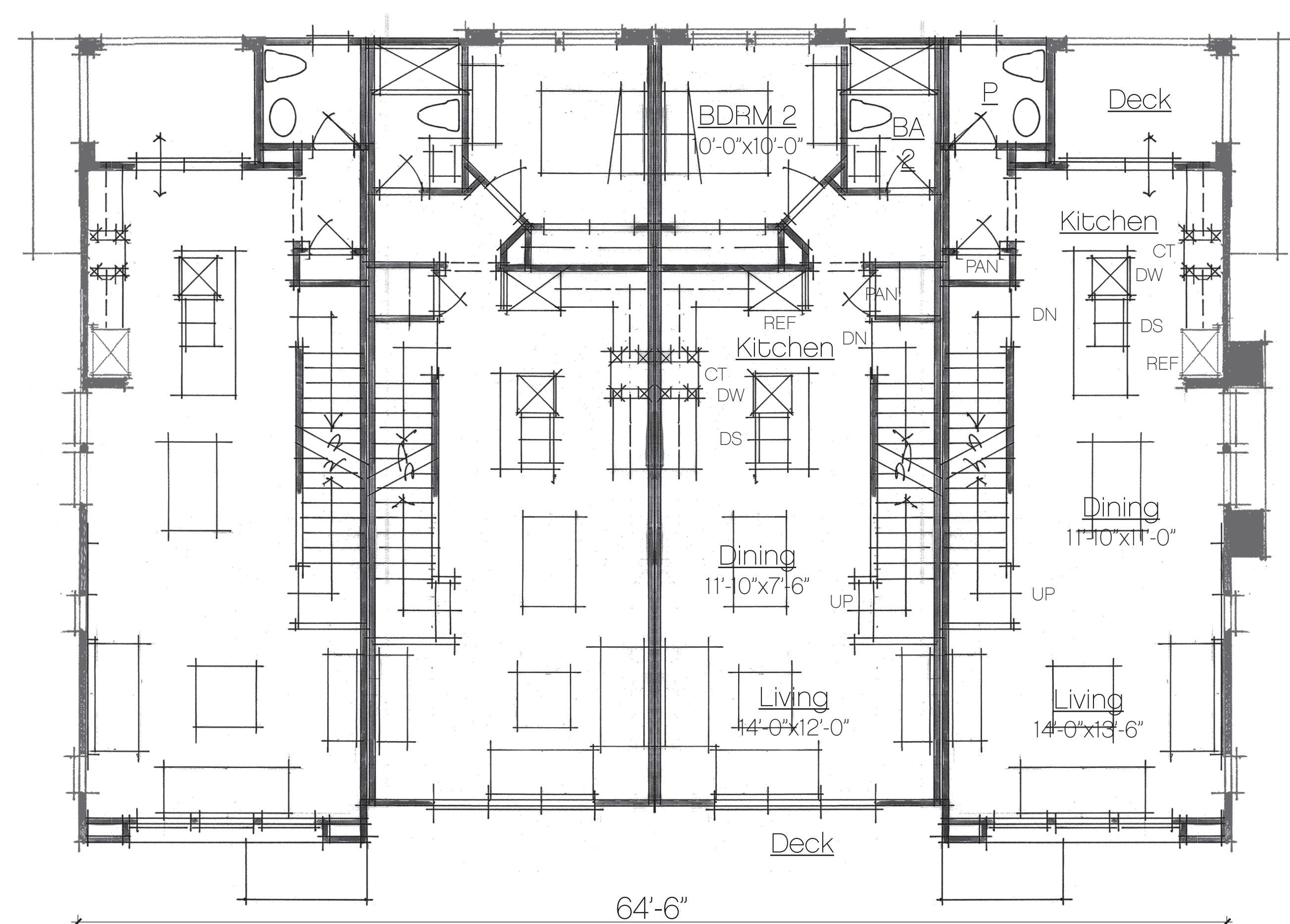
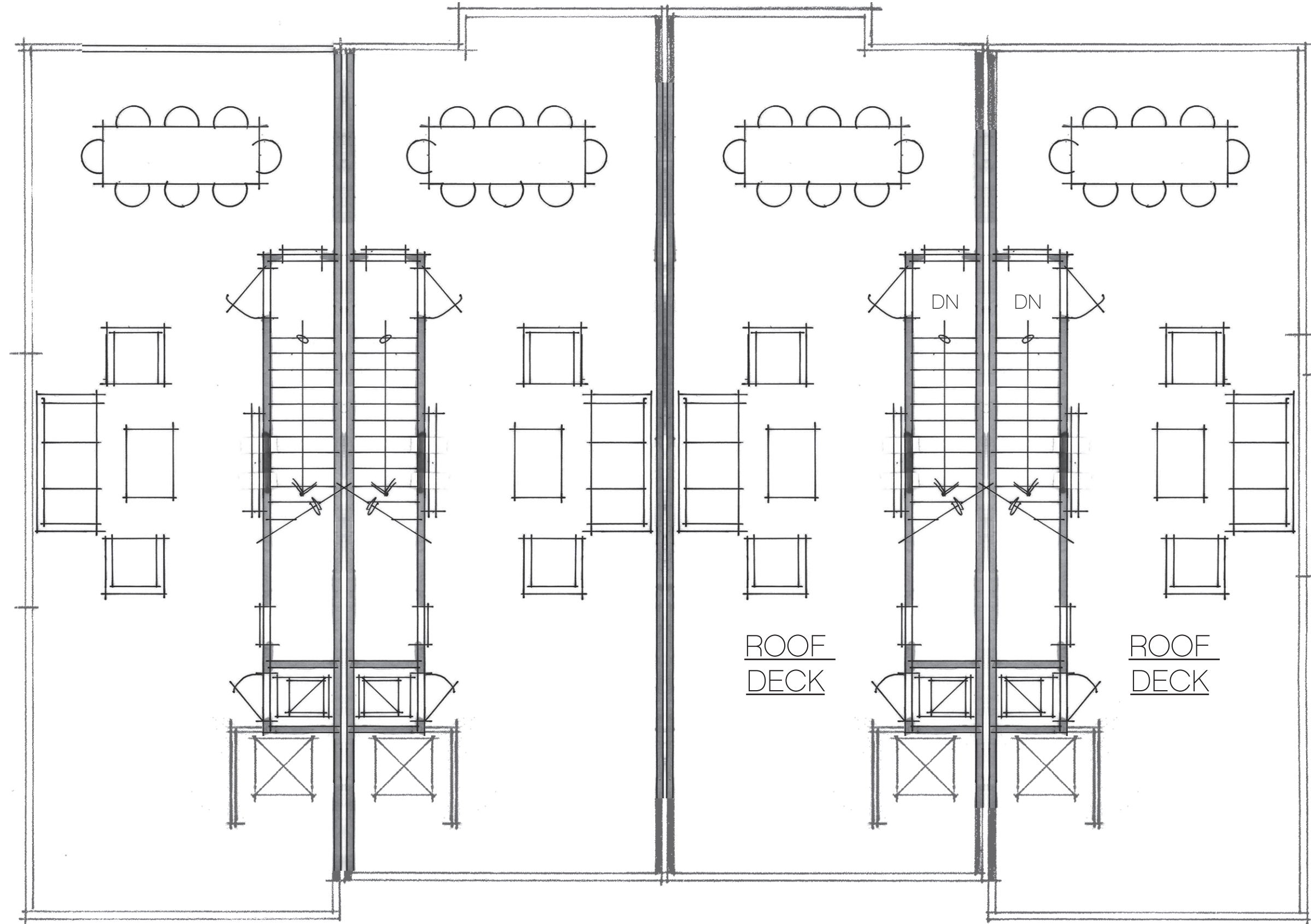
LOS ANGELES, CA

A4.4

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# **BUILDING 500 - 4-PLEX TOWNHOMES | Conceptual Floor Plans**

**SEPULVEDA-PLUMMER**

LOS ANGELES, CA

**A5.1**

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Paseo View

\*Added Siding to Enhance Elevations

MATERIALS:

- ROOF: FLAT ROOF W/ PARAPET WALLS
- WALL: STUCCO FINISH W/ CONTROL JOINTS
- TRIM: HORIZONTAL SIDING W/ CORNER BOARD
- STUCCO OVER FOAM TRIM
- WOOD TRIM @ SIDING
- FEATURES: DECORATIVE METAL AWNING
- DECORATIVE SHUTTERS
- DECORATIVE LIGHT FIXTURE
- GARAGE DOOR: METAL SECTIONAL ROLL-UP

**BUILDING 500 - 4-PLEX TOWNHOMES | Conceptual Elevation**

**SEPULVEDA-PLUMMER**

LOS ANGELES, CA

A5.2

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East



South (Street)



West



North (Paseo)

\*Added Siding to Enhance Elevations

## BUILDING 500 - 4-PLEX TOWNHOMES | Conceptual Elevation

# SEPULVEDA-PLUMMER

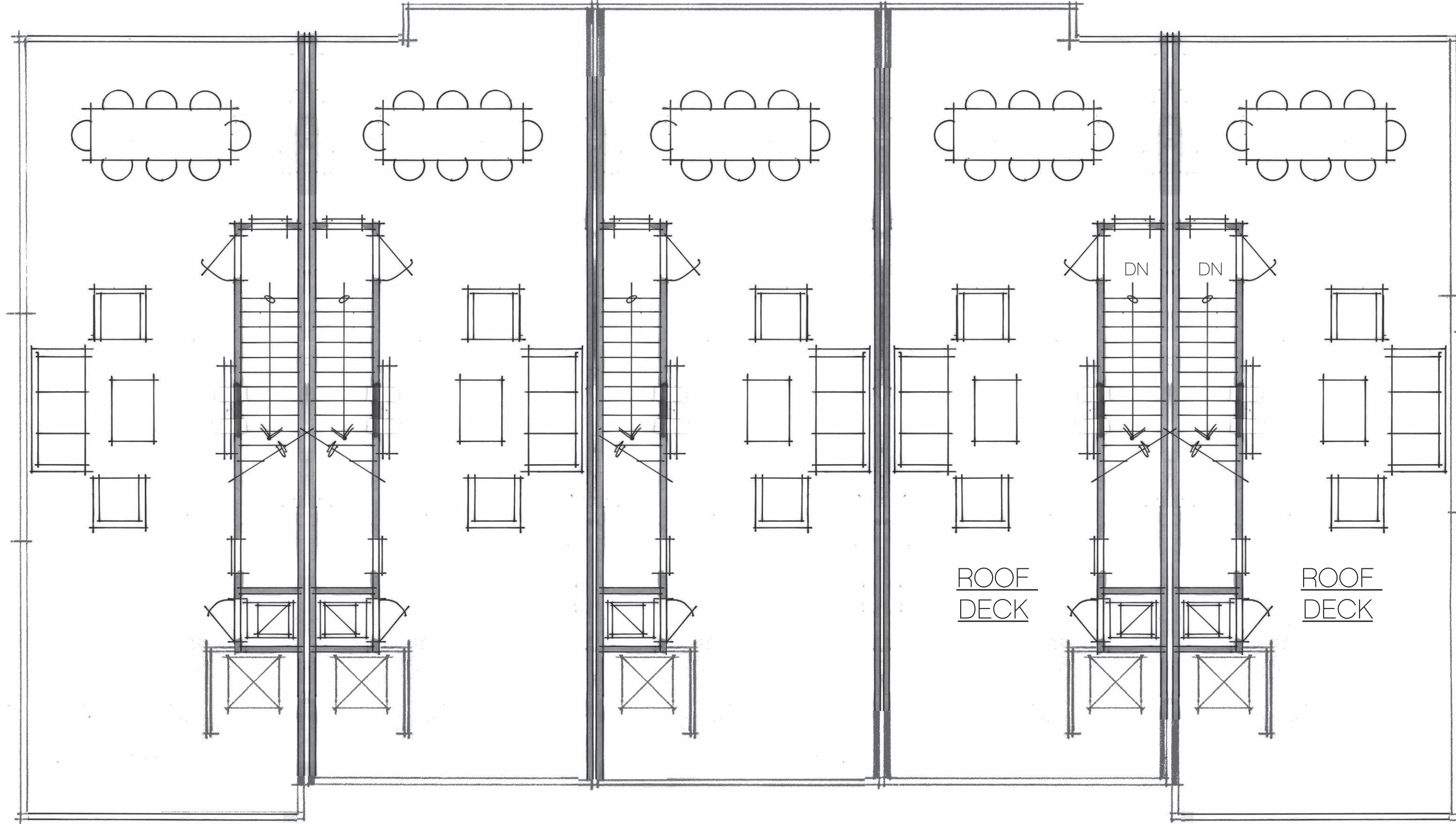
LOS ANGELES, CA

A5.3

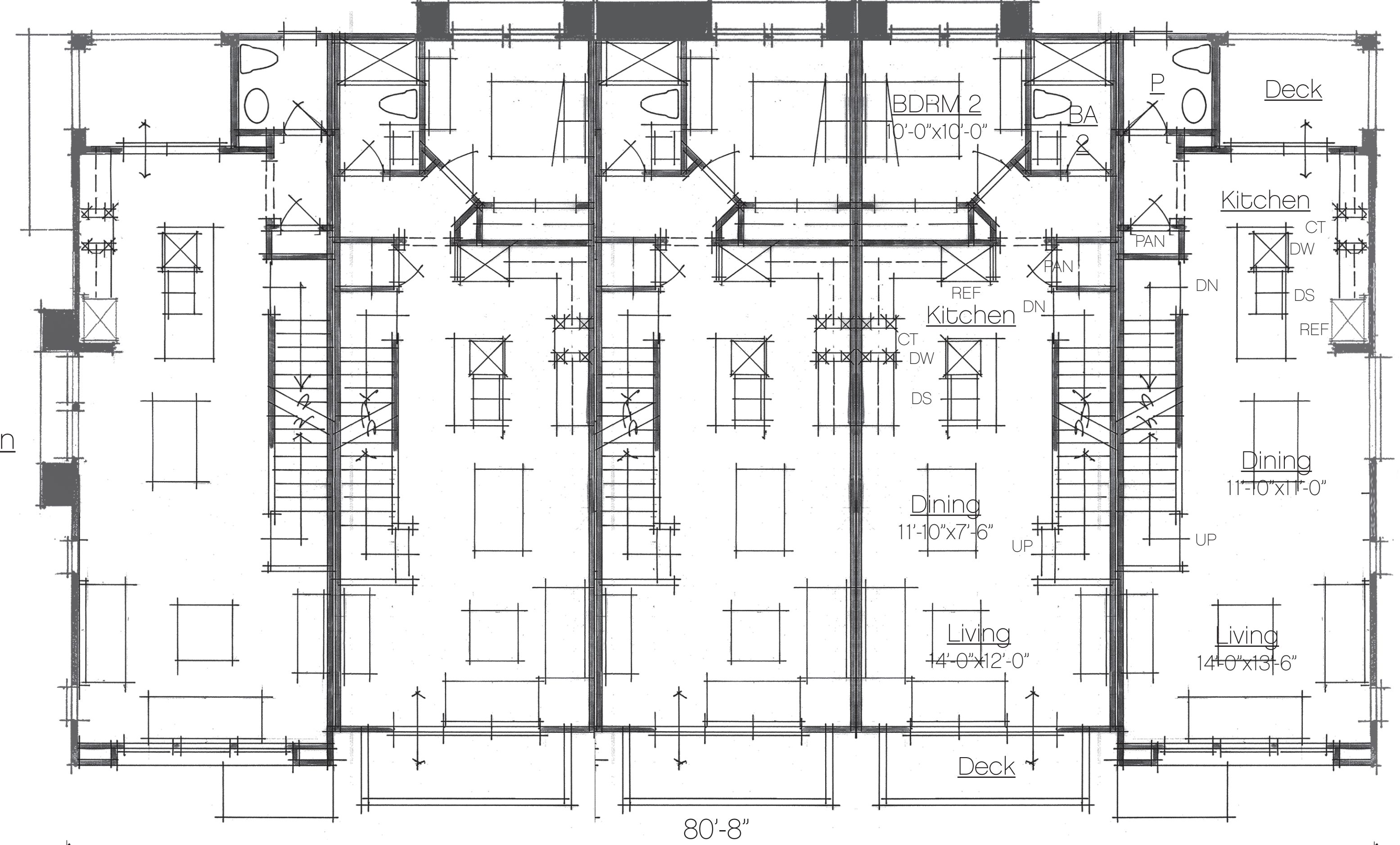
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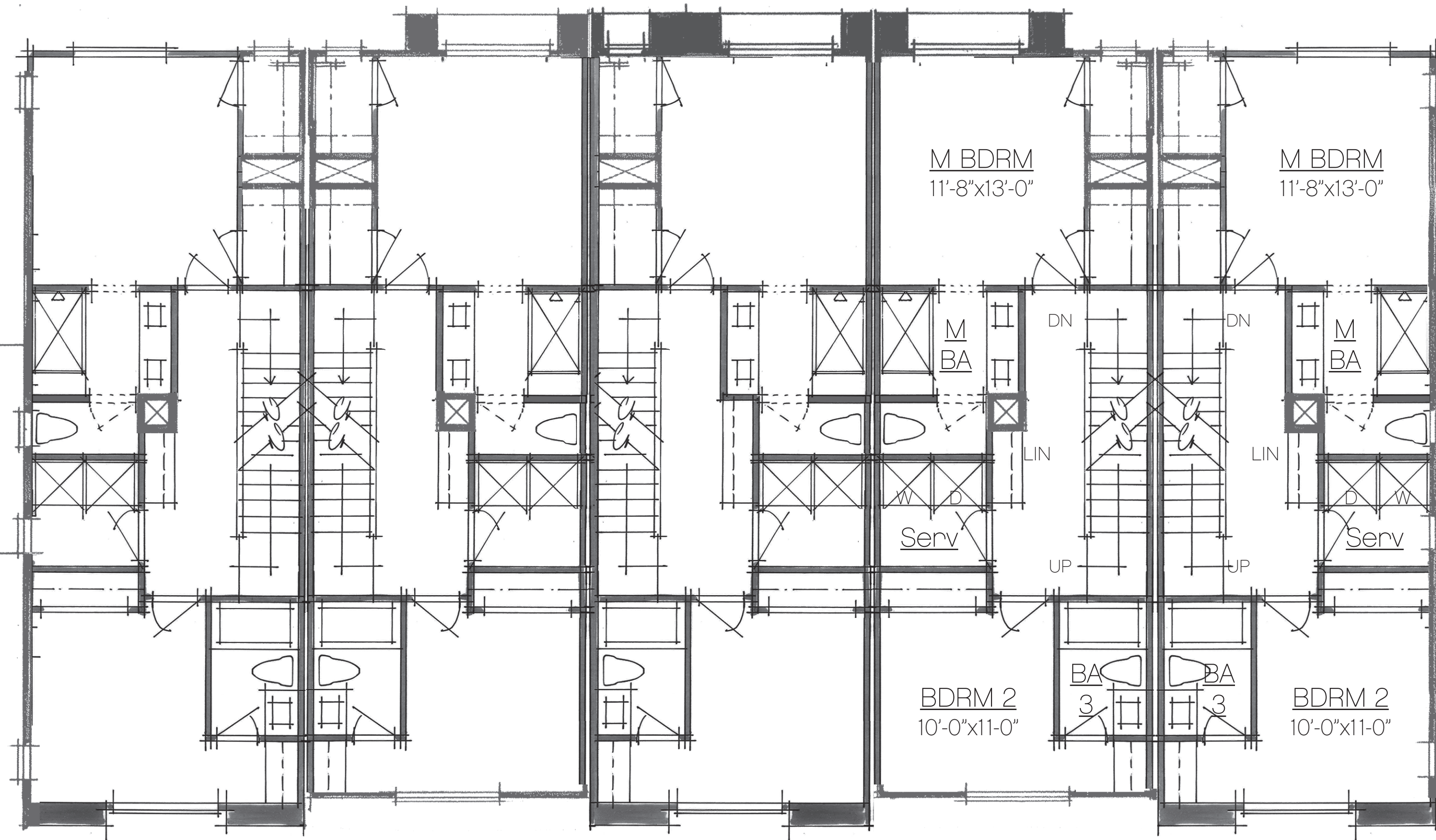




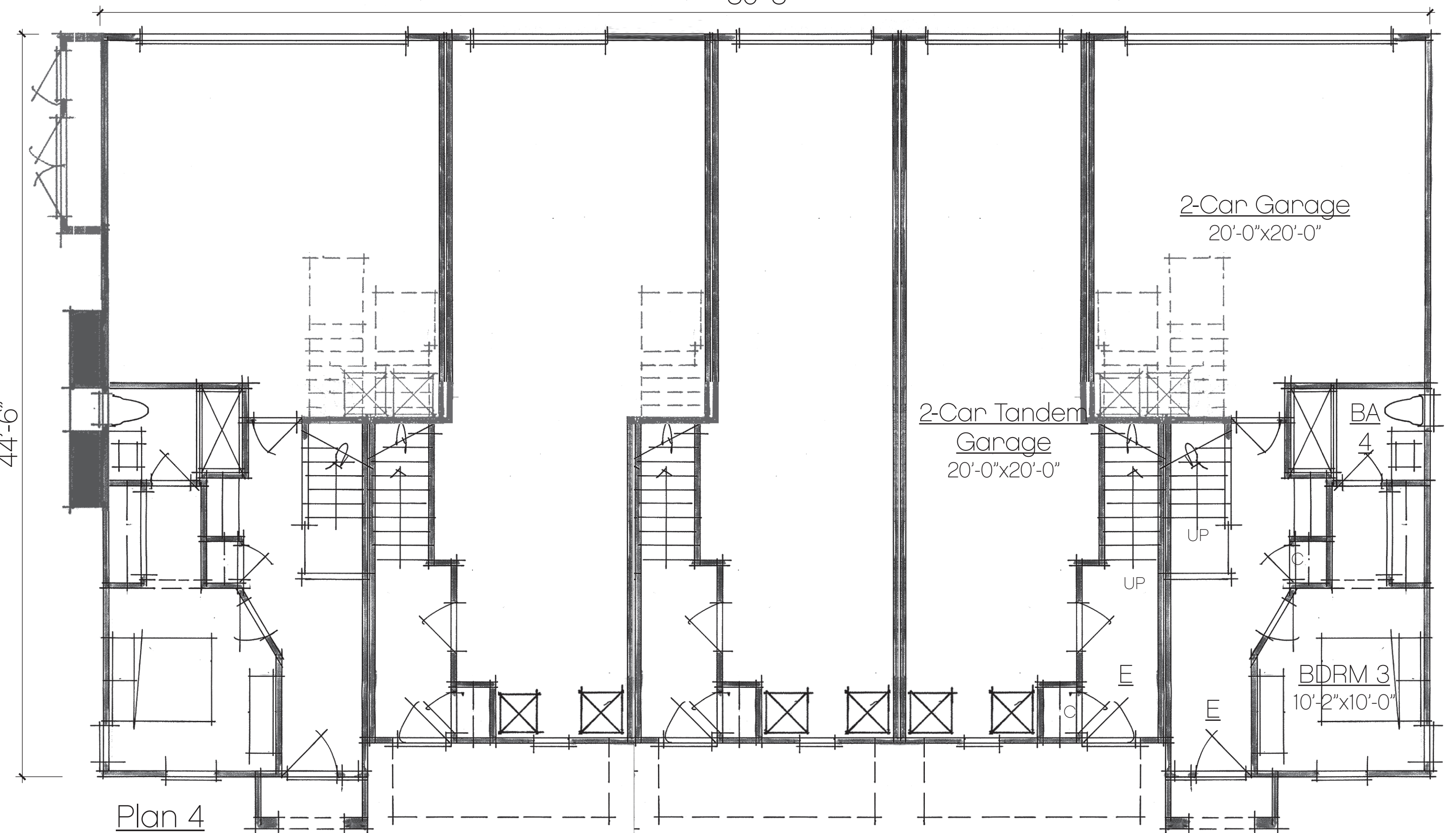
Roof Plan



Second Floor



Third Floor



First Floor

Plan 4

Plan 2

Plan 2

Plan 2  
1,341 SF

Plan 4  
1,543 SF

3 Bdrm / 3 Bath    3 Bdrm / 3.5 Bath  
2-Car Tandem    2-Car Garage

# **BUILDING 600 - 5-PLEX TOWNHOMES | Conceptual Floor Plans**

**SEPULVEDA-PLUMMER**

LOS ANGELES, CA

**A6.1**

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Paseo View

\*Added Siding to Enhance Elevations

MATERIALS:

- ROOF: FLAT ROOF W/ PARAPET WALLS
- WALL: STUCCO FINISH W/ CONTROL JOINTS
- TRIM: HORIZONTAL SIDING W/ CORNER BOARD
- STUCCO OVER FOAM TRIM
- WOOD TRIM @ SIDING
- FEATURES: DECORATIVE METAL AWNING
- DECORATIVE SHUTTERS
- DECORATIVE LIGHT FIXTURE
- GARAGE DOOR: METAL SECTIONAL ROLL-UP

**BUILDING 600 - 5-PLEX TOWNHOMES | Conceptual Elevation**

**SEPULVEDA-PLUMMER**

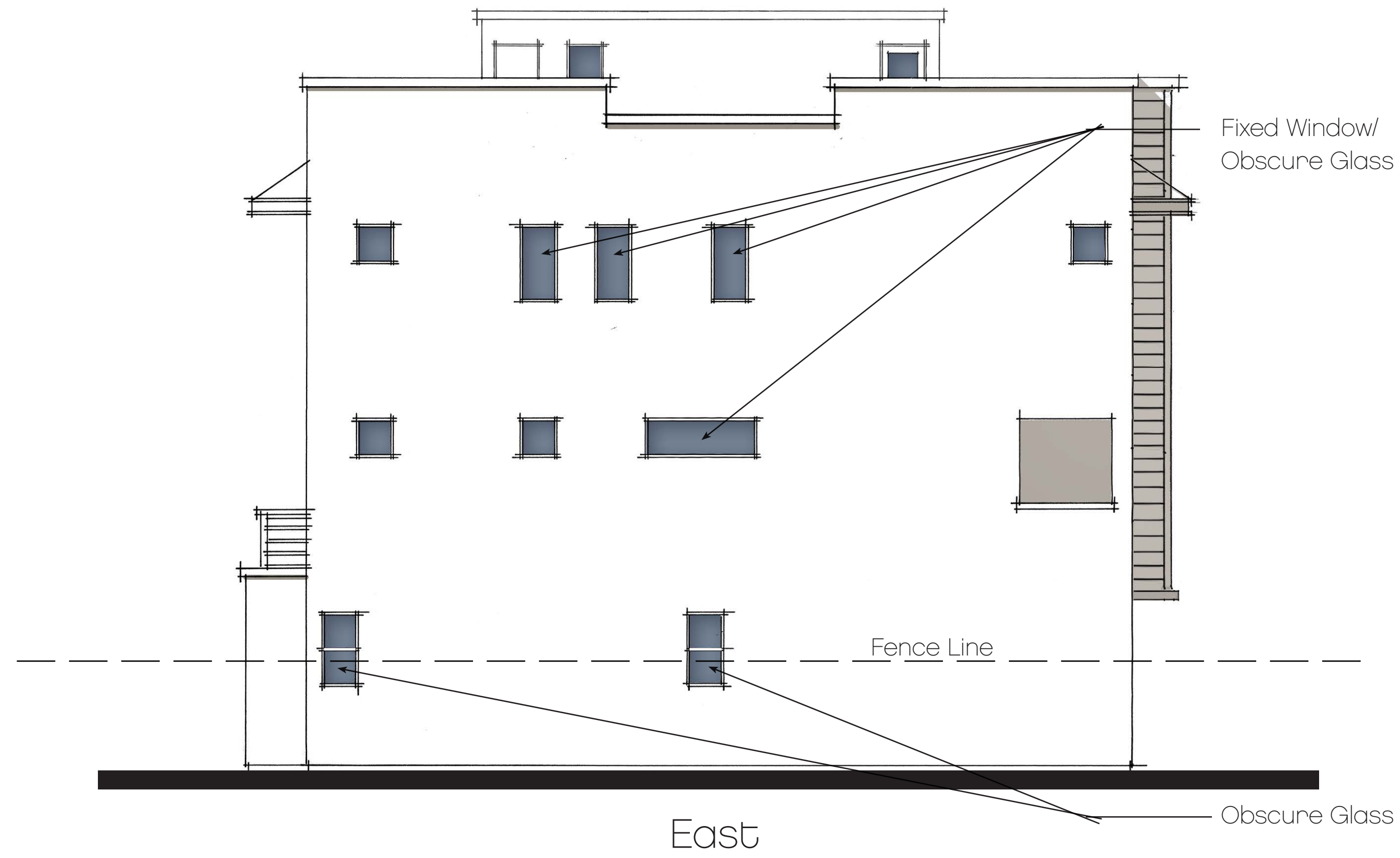
LOS ANGELES, CA

A6.2

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## BUILDING 600 - 5-PLEX TOWNHOMES | Conceptual Elevation

SEPULVEDA-PLUMMER

LOS ANGELES, CA

A6.3

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Paseo View

\*Added Siding to Enhance Elevations

MATERIALS:

- ROOF: FLAT ROOF W/ PARAPET WALLS
- WALL: STUCCO FINISH W/ CONTROL JOINTS
- TRIM: HORIZONTAL SIDING W/ CORNER BOARD
- STUCCO OVER FOAM TRIM
- WOOD TRIM @ SIDING
- FEATURES: DECORATIVE METAL AWNING
- DECORATIVE SHUTTERS
- DECORATIVE LIGHT FIXTURE
- GARAGE DOOR: METAL SECTIONAL ROLL-UP

**BUILDING 600 @ SEPULVEDA - 5-PLEX TOWNHOMES | Conceptual Elevation**

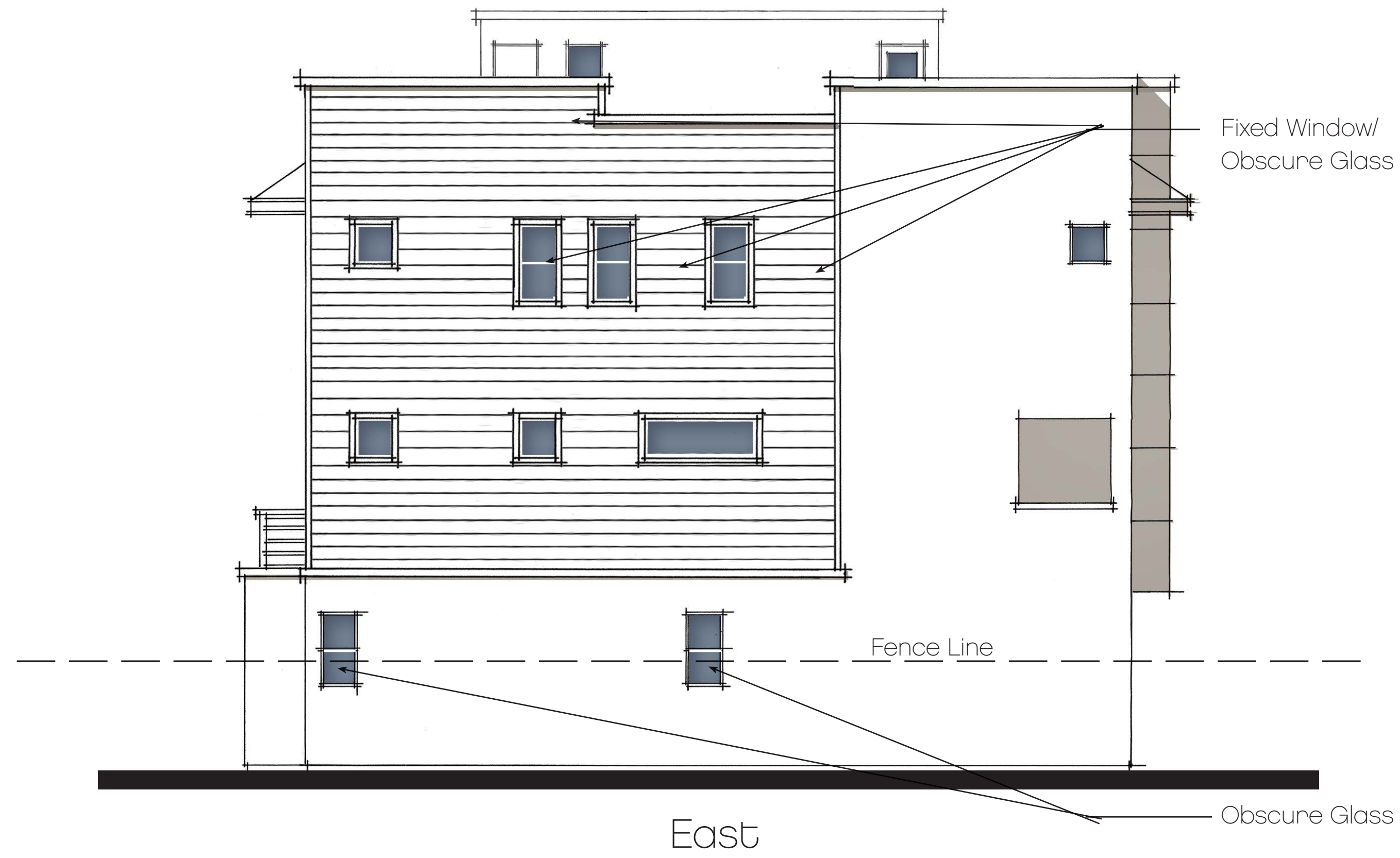
**SEPULVEDA-PLUMMER**

LOS ANGELES, CA

A6.4

DESIGN REVIEW





## BUILDING 600 @ SEPULVEDA - 5-PLEX TOWNHOMES | Conceptual Elevation

SEPULVEDA-PLUMMER

LOS ANGELES, CA

A6.5

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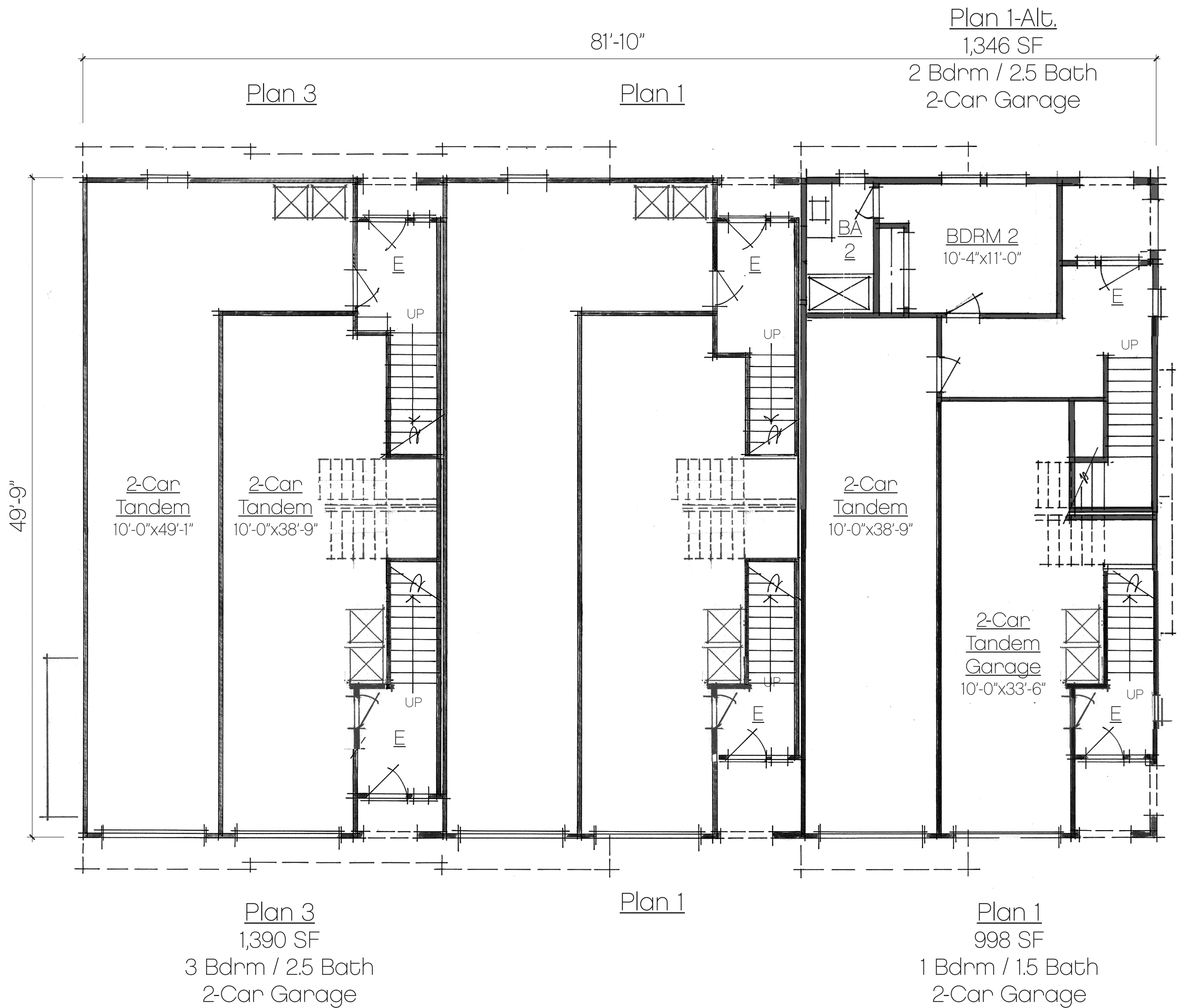
**WHA.**

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Second Floor



First Floor

## BUILDING 700 - 6-PLEX TOWNHOMES | Conceptual Floor Plans

SEPULVEDA-PLUMMER

LOS ANGELES, CA

A7.1  
DESIGN REVIEW

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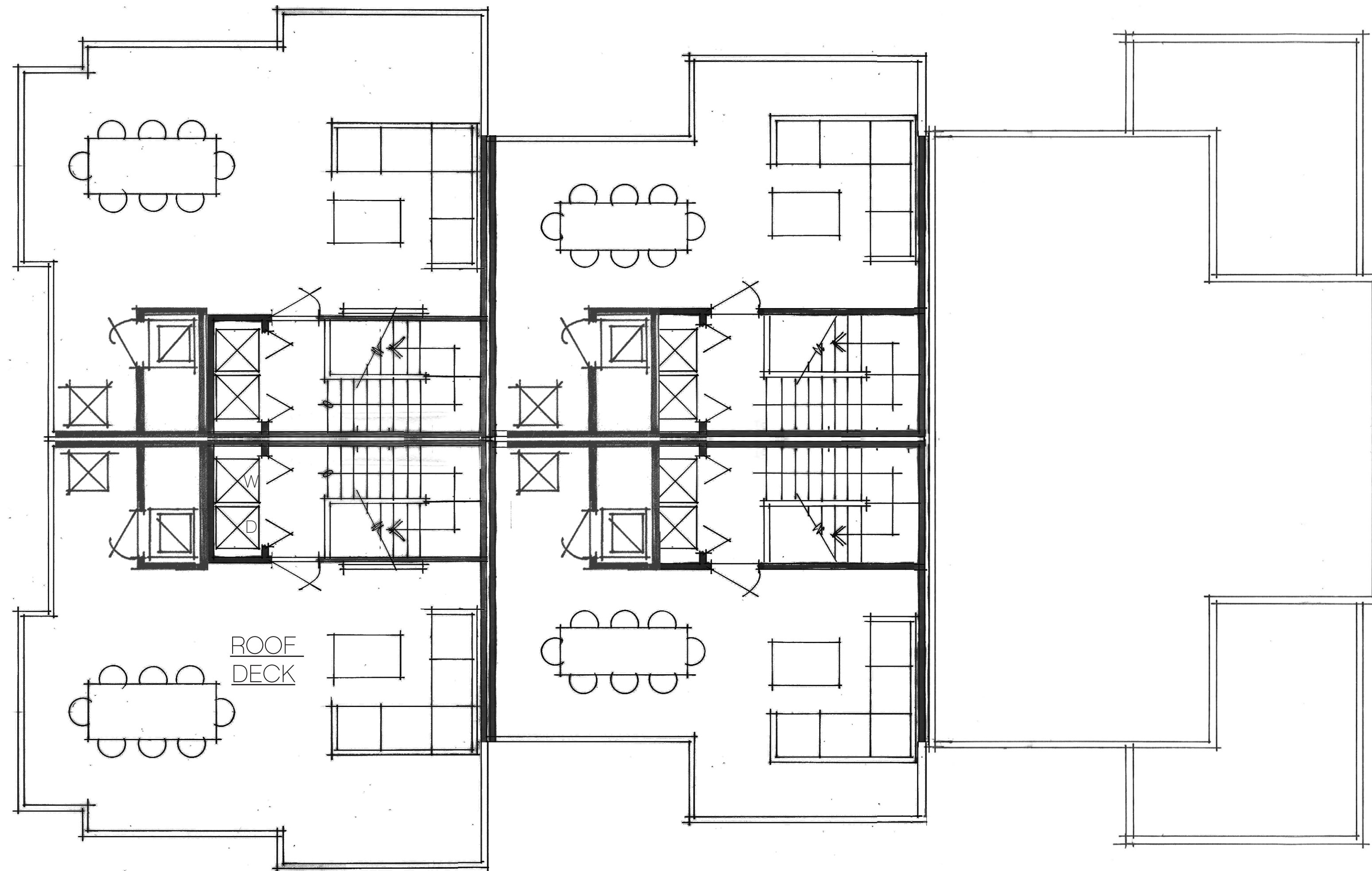
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**WHA.**  
ORANGE COUNTY . LOS ANGELES . BAY AREA



Plan 3

Plan 1

Plan 1-Alt.



Plan 3

Plan 1

Plan 1

Roof Plan

Plan 3

Plan 1

Plan 1-Alt.



Plan 3

Plan 1

Plan 1

Third Floor

## BUILDING 700 - 6-PLEX TOWNHOMES | Conceptual Floor Plans

SEPULVEDA-PLUMMER

LOS ANGELES, CA

A7.2

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Reduce Massing @  
Southern Boundary  
For Privacy to Existing  
Home Owners

Street View

\*Added Siding to Enhance Elevations

MATERIALS:

- ROOF: FLAT ROOF W/ PARAPET WALLS
- WALL: STUCCO FINISH W/ CONTROL JOINTS
- TRIM: HORIZONTAL SIDING W/ CORNER BOARD
- STUCCO OVER FOAM TRIM
- WOOD TRIM @ SIDING
- FEATURES: DECORATIVE METAL AWNING
- DECORATIVE SHUTTERS
- DECORATIVE LIGHT FIXTURE
- GARAGE DOOR: METAL SECTIONAL ROLL-UP

**BUILDING 700 - 6-PLEX TOWNHOMES | Conceptual Elevation**

**SEPULVEDA-PLUMMER**

LOS ANGELES, CA

A7.3

0 2 4 8

DESIGN REVIEW

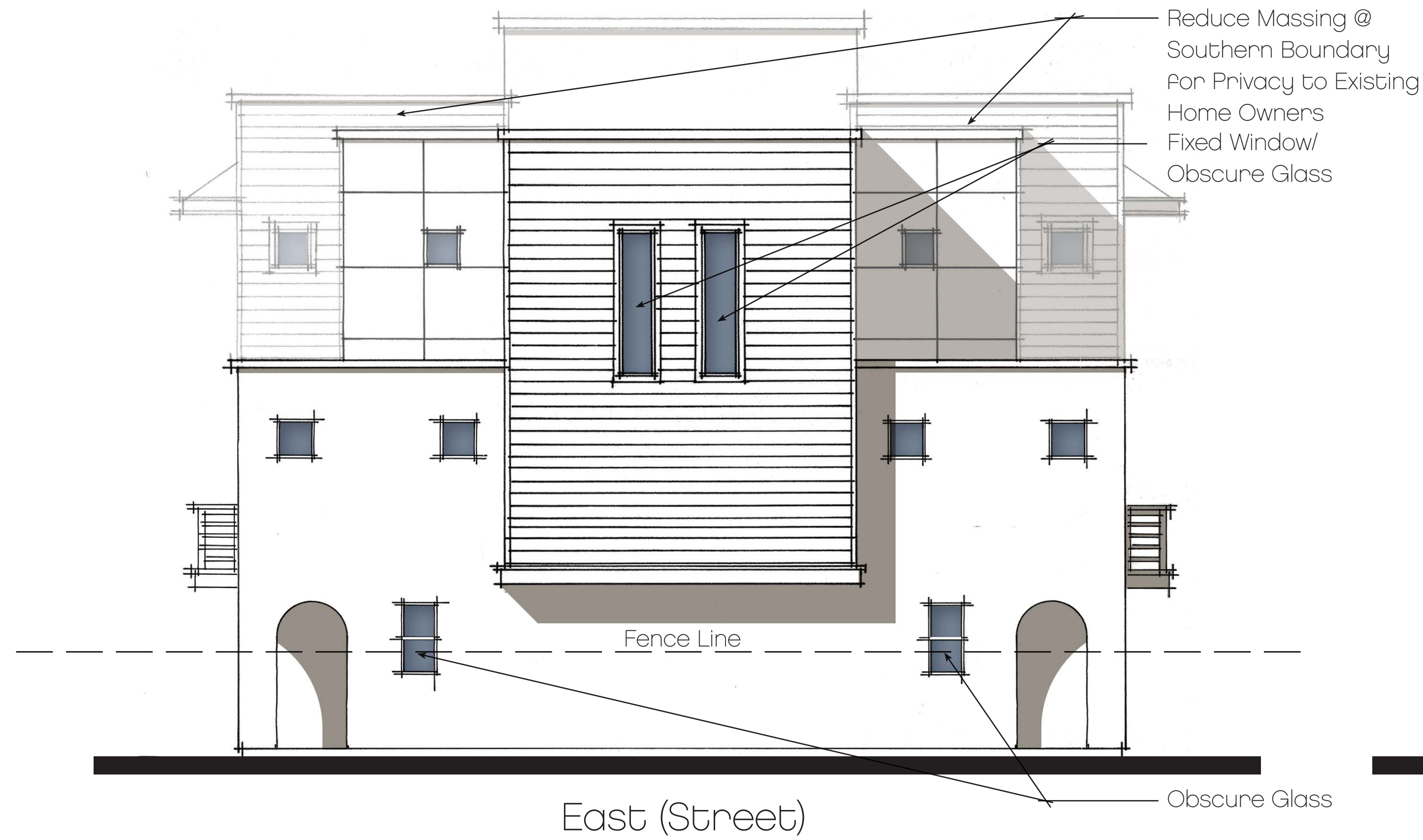
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## BUILDING 700 - 6-PLEX TOWNHOMES | Conceptual Elevation

SEPULVEDA-PLUMMER

LOS ANGELES, CA

A7.4

DESIGN REVIEW

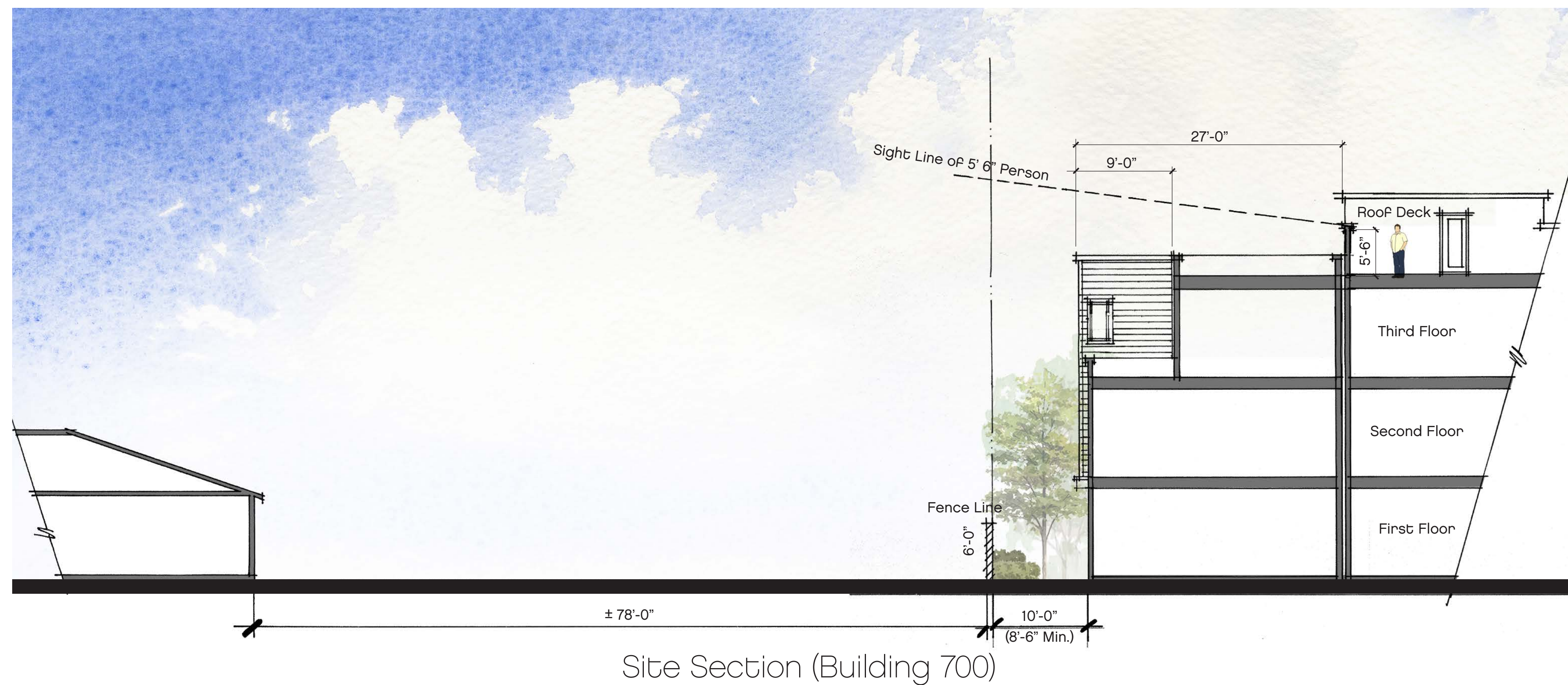
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## BUILDING 700 (BUILDINGS 9, 11 & 12) - 6-PLEX TOWNHOMES | Conceptual Section

SEPULVEDA-PLUMMER

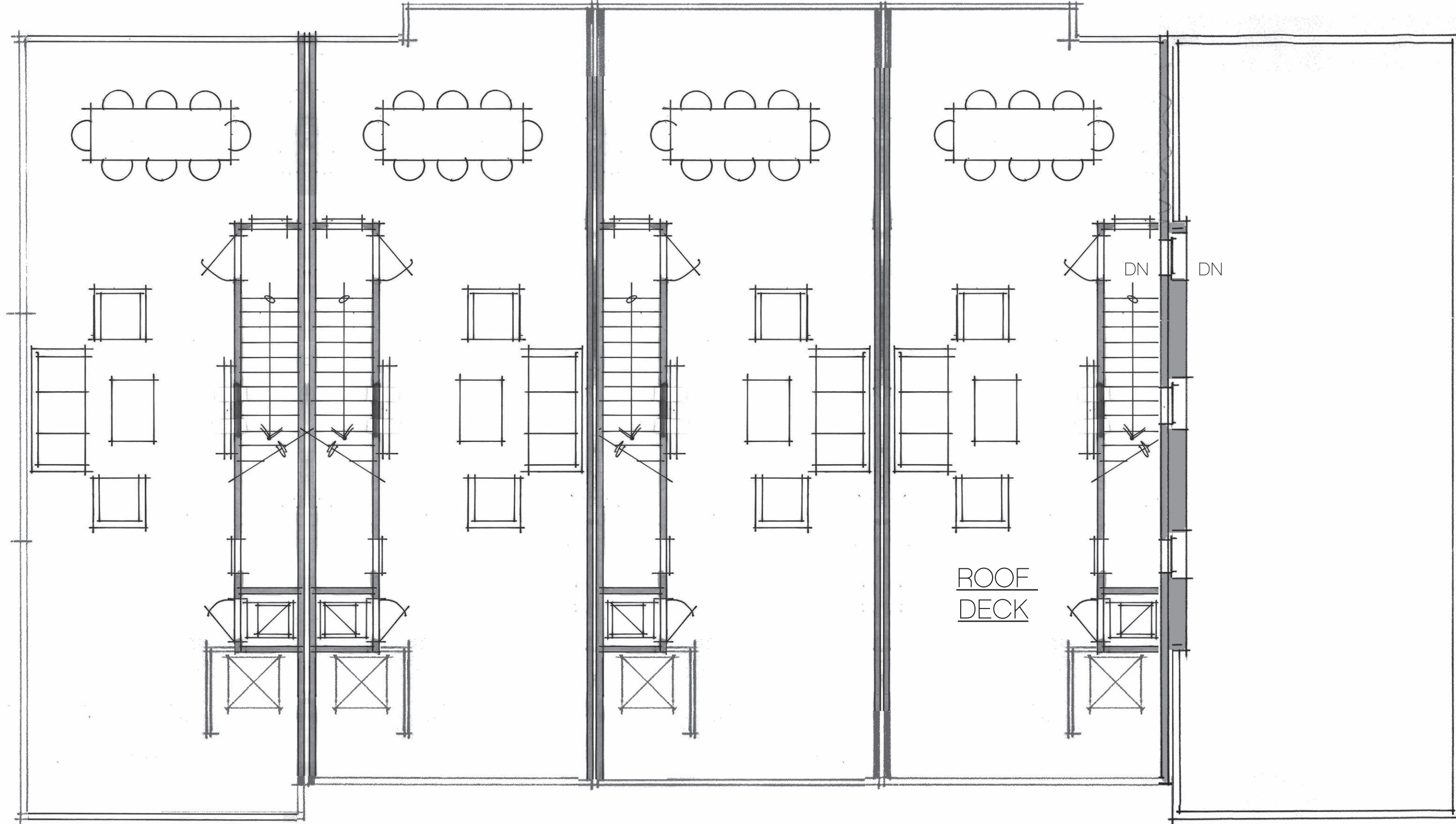
LOS ANGELES, CA

A7.5  
DESIGN REVIEW

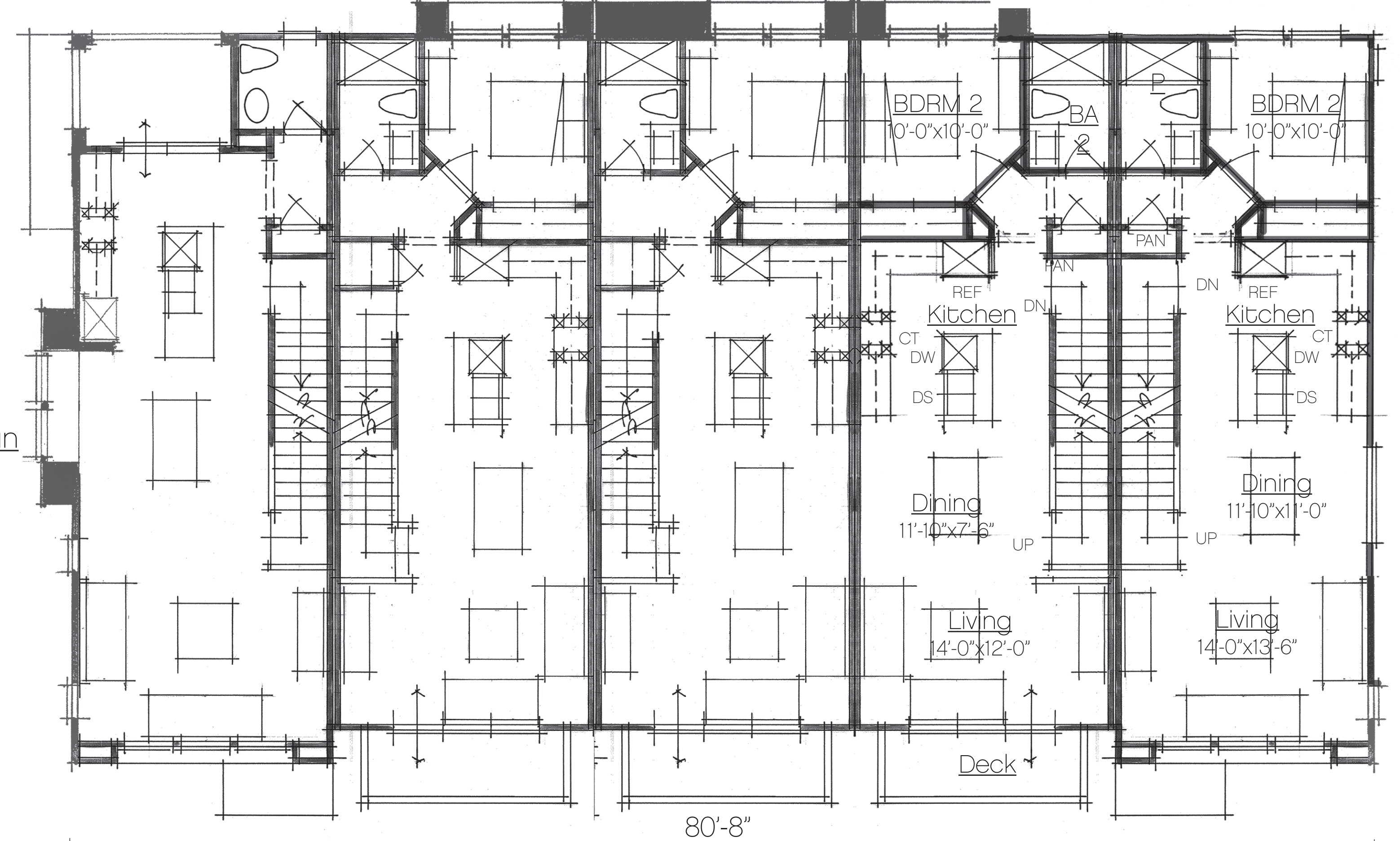
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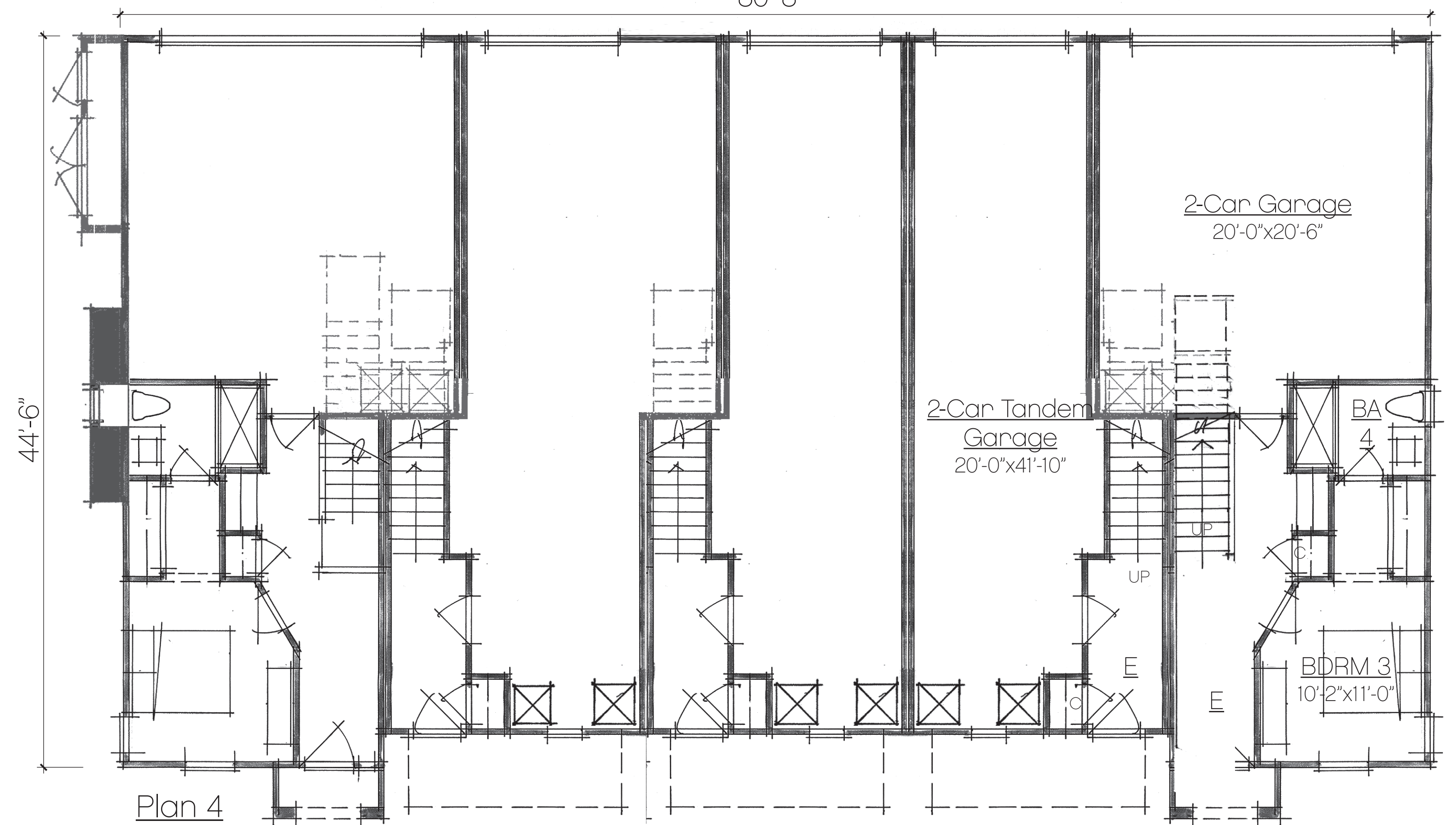
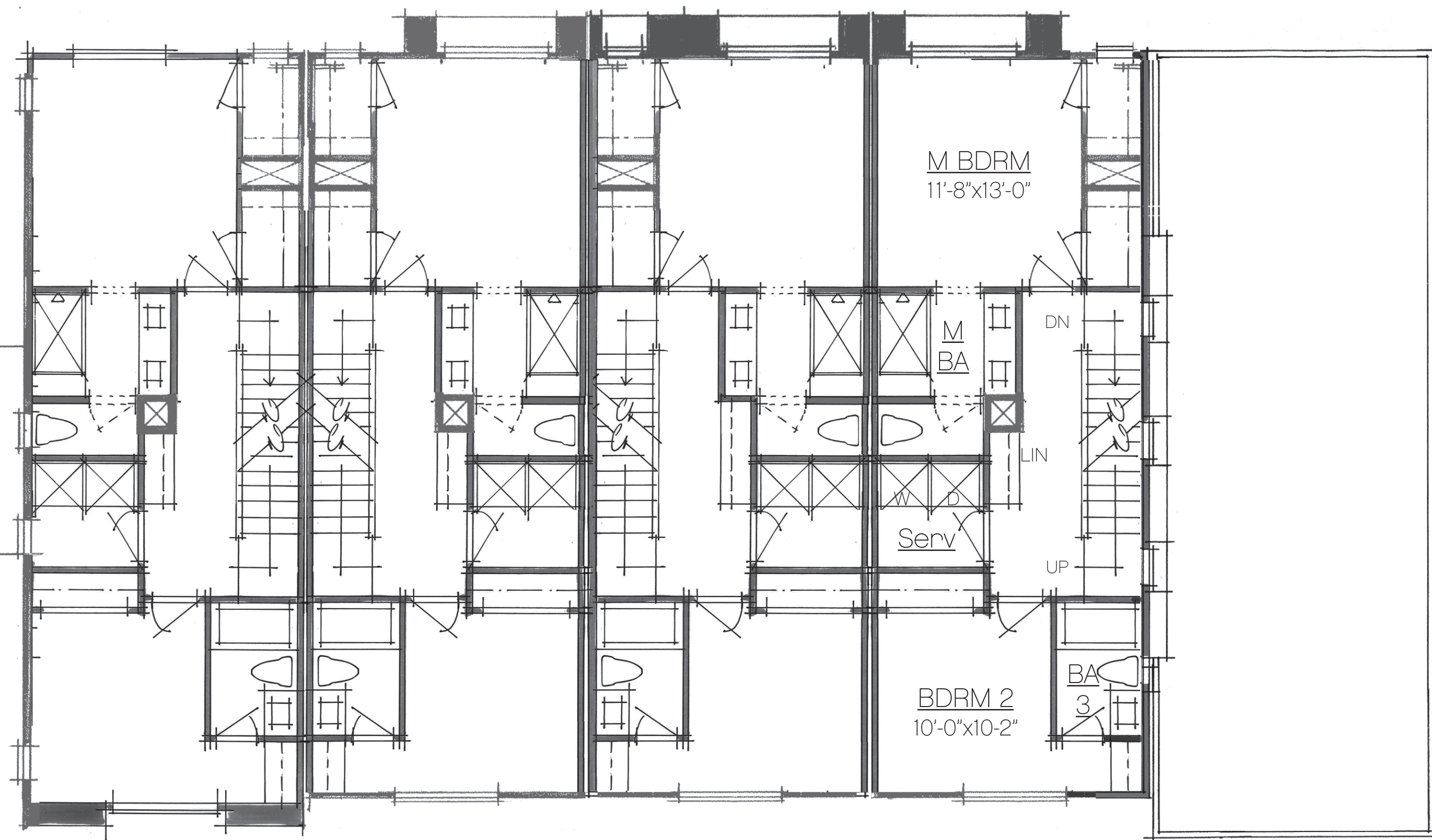




Roof Plan



Second Floor



First Floor

Plan 4

Plan 2

Plan 2

Plan 2  
1,341 SF

Plan 4  
1,543 SF

3 Bdrm / 3 Bath 2-Car Tandem 3 Bdrm / 3.5 Bath 2-Car Garage

## BUILDING 800 - 5-PLEX TOWNHOMES | Conceptual Floor Plans

SEPULVEDA-PLUMMER

LOS ANGELES, CA

A8.1

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Reduce Massing @  
Southern Boundary  
For Privacy to Existing  
Home Owners

\*Added Siding to Enhance Elevations

Paseo View

MATERIALS:

- ROOF: FLAT ROOF W/ PARAPET WALLS  
WALL: STUCCO FINISH W/ CONTROL JOINTS  
HORIZONTAL SIDING W/ CORNER BOARD  
TRIM: STUCCO OVER FOAM TRIM  
WOOD TRIM @ SIDING  
FEATURES: DECORATIVE METAL AWNING  
DECORATIVE SHUTTERS  
DECORATIVE LIGHT FIXTURE  
GARAGE DOOR: METAL SECTIONAL ROLL-UP

**BUILDING 800 - 5-PLEX TOWNHOMES | Conceptual Elevation**

**SEPULVEDA-PLUMMER**

LOS ANGELES, CA

A8.2

0 2 4 8

DESIGN REVIEW

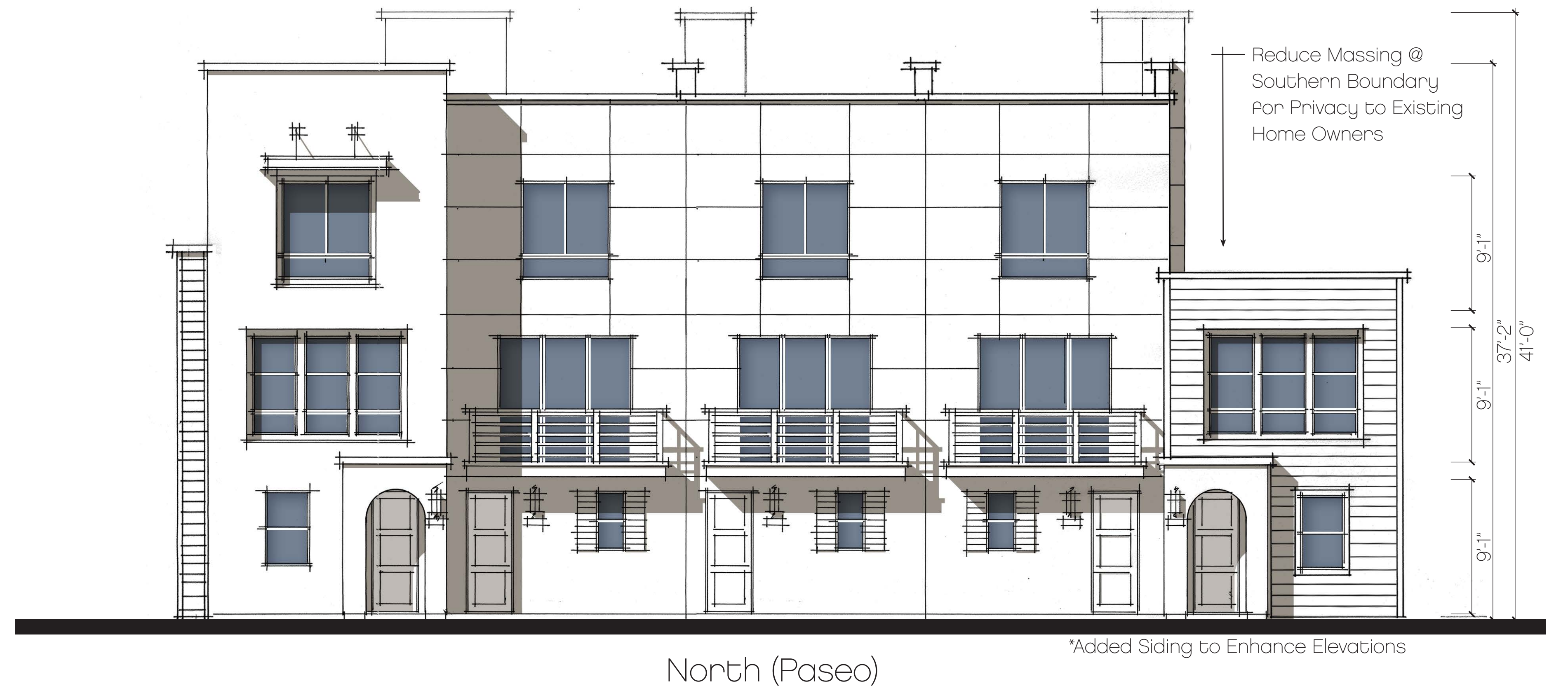
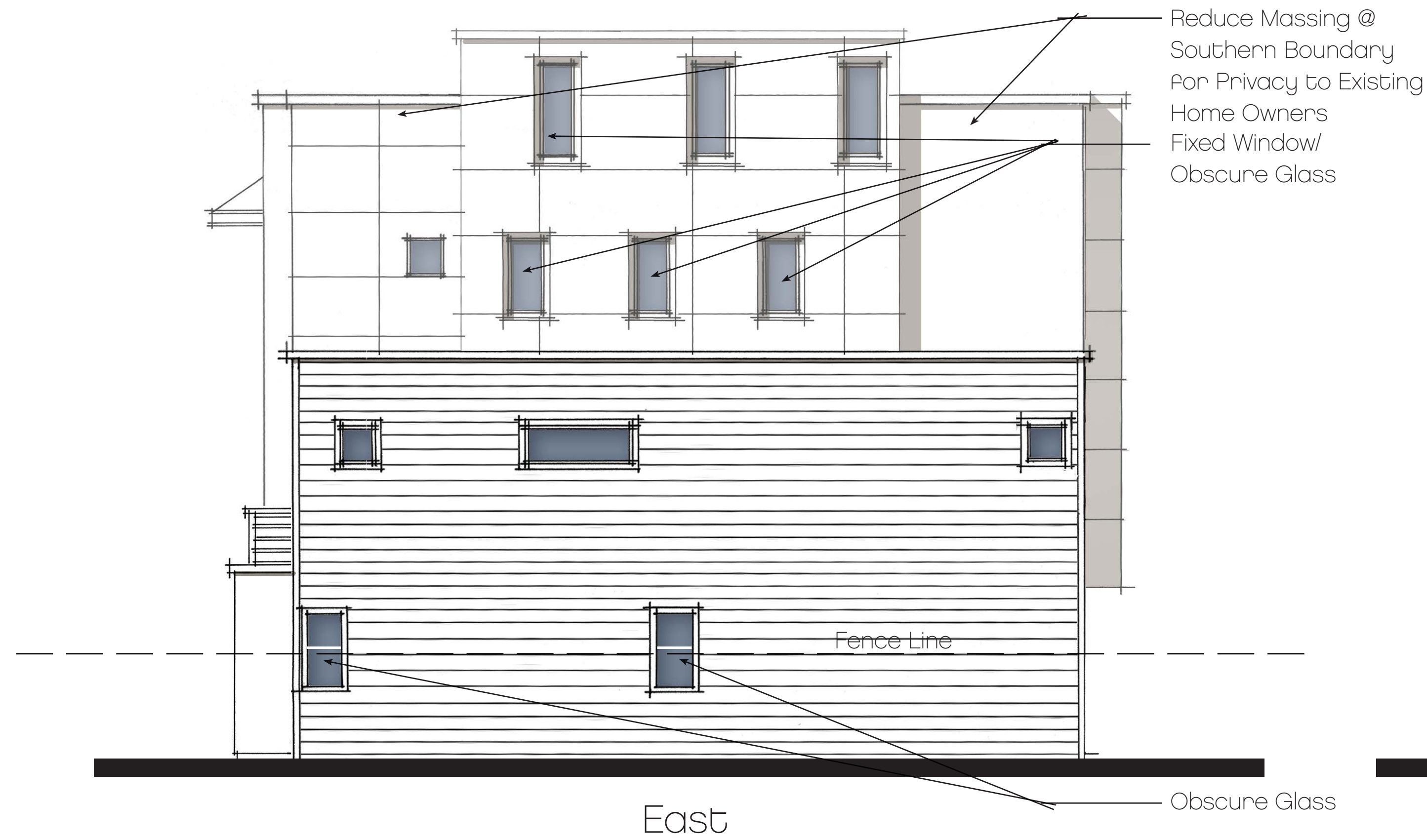
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## BUILDING 800 - 5-PLEX TOWNHOMES | Conceptual Elevation

SEPULVEDA-PLUMMER

LOS ANGELES, CA

A8.3

DESIGN REVIEW

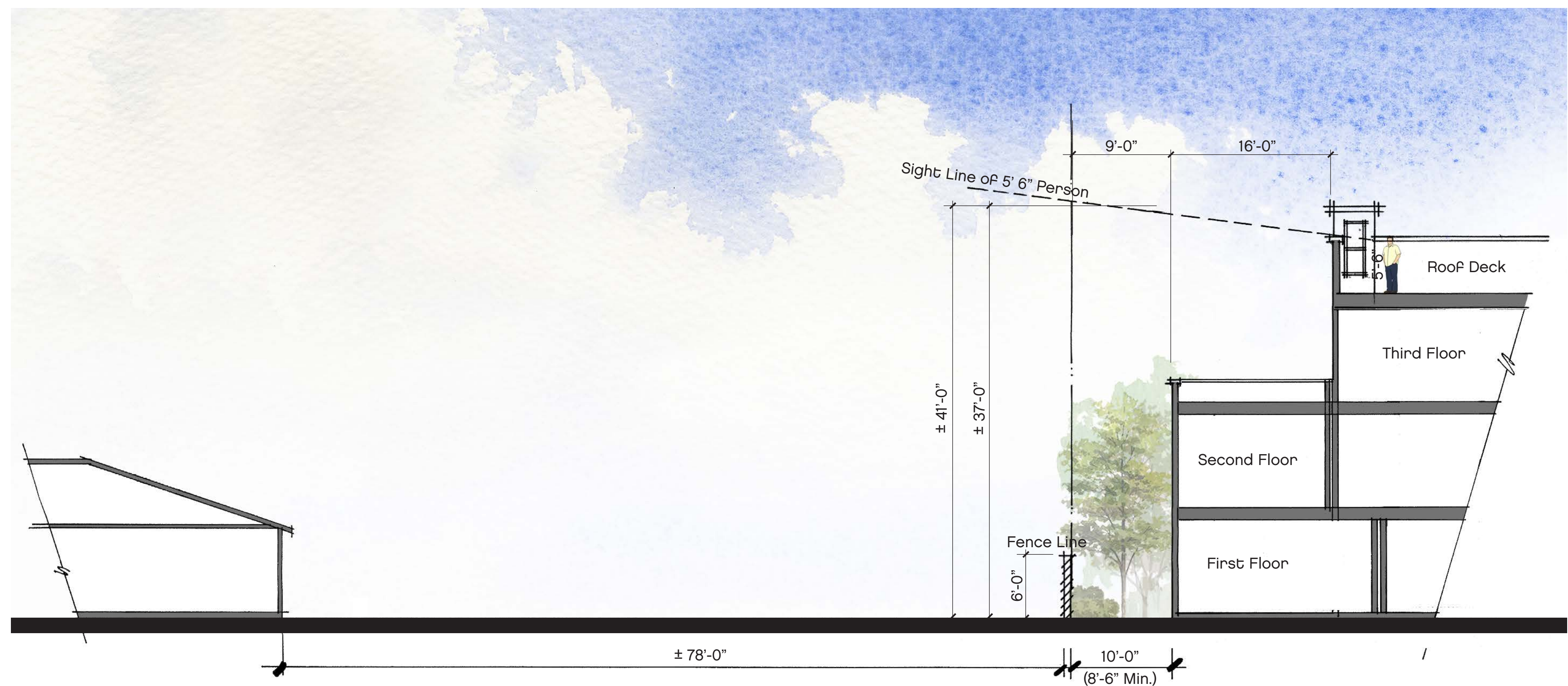
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Site Section (Building 800)

**BUILDING 800 (BUILDINGS 10 & 13) - 5-PLEX TOWNHOMES | Conceptual Section**

**SEPULVEDA-PLUMMER**

LOS ANGELES, CA

**A8.4**

**DESIGN REVIEW**

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**EXHIBIT B**  
**COMPARISON OF PREVIOUS PROJECT**  
**AND**  
**CURRENT PROPOSED PROJECT**





**LOS ANGELES CITY PLANNING COMMISSION**  
200 North Spring Street, Room 532, Los Angeles, California, 90012-4801, (213) 978-1300  
[www.planning.lacity.org](http://www.planning.lacity.org)

**LETTER OF DETERMINATION**

MAILING DATE: **DEC 21 2016**

Case No.: **CPC-2015-4184-GPA-ZC-BL-SPR**  
CEQA: ENV-2015-4183-MND  
Plan Area: Mission Hills-Panorama City-North Hills  
Related Case: VTT-73939-CN-1A

Council District: 7 – Wesson

**Project Site:** 9433 Sepulveda Boulevard;  
15500 – 15508 Plummer Street;  
15420 – 15450 Plummer Street

**Applicant:** Scott Smith, Williams Homes  
Representative: Eric Lieberman, QES, Inc.

At its meeting of **October 27, 2016**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following project:

The development of a ~~75~~-unit detached residential condominium with a townhome style of 4 to 6-unit buildings spread throughout the entire site with private yards, individual garages with two parking spaces for each unit, common open space park areas, and an interior common access area for vehicles. Unit sizes will vary from approximately 1,190 square-feet to 1,390 square-feet and will have either two (2) or three (3) bedrooms. The maximum height of the three (3) story townhomes will be 41-feet with roof top decks. The project includes a total of 169 parking spaces.

1. **Found**, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV-2015-4183-MND, adopted on October 27, 2016; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project;
2. **Disapproved** a Zone Change as requested by the applicant from R3-1 and R1-1 to RD1.5.
3. **Recommended** that City Council **Adopt** a General Plan Amendment from Medium Residential and Low Residential to Low Medium II Residential, to have a uniform Plan designation on the project site, pursuant to Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC).
4. **Recommended** that City Council **Adopt** a Zone Change from R3-1 and R1-1 to (T)(Q)RD1.5-1, pursuant to Section 12.32 of the LAMC.
5. **Recommended** that City Council **Adopt** the removal of a 22-foot building line along Plummer Street.
6. **Approved** a Site Plan Review pursuant to Section 16.05 of the LAMC, for the construction, use and maintenance of a project that results in 50 or more residential units.
7. **Adopted** the attached modified Conditions of Approval.
8. **Adopted** the attached Findings.

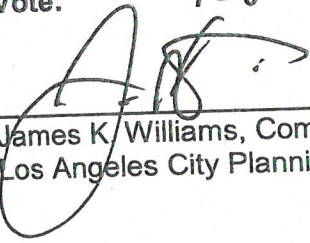


Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

This action was taken by the following vote:

Moved: Ambroz  
Seconded: Dake Wilson  
Ayes: Ahn, Katz, Millman, Padilla-Campos, Perlman  
Absent: Choe, Mack

Vote: 7 - 0



James K. Williams, Commission Executive Assistant II  
Los Angeles City Planning Commission

**Effective Date/Appeals:** The decision of the Los Angeles City Planning Commission is appealable to the Los Angeles City Council within 20 days after the mailing date of this determination letter. Any aggrieved party may appeal the approval of the Site Plan Review. *The applicant may appeal the disapproval of the Zone Change request.* Any appeal not filed within the 20-day period shall not be considered by the Council. All appeals shall be filed on forms provided at the Planning Department's Public Counters at 201 N. Figueroa Street, Fourth Floor, Los Angeles, or at 6262 Van Nuys Boulevard, Suite 251, Van Nuys.

**FINAL APPEAL DATE:** JAN 10 2017

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Modified Conditions of Approval, Ordinance, Resolution, Maps, Findings  
c: Sarah Hounsell, City Planner  
Nelson Rodriguez, Planning Associate



**ORDINANCE NO.** \_\_\_\_\_

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

**THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:**

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:



THE INTENT OF THIS ORDINANCE  
IS FOR THE BOUNDARIES OF THIS  
ZONE CHANGE TO COINCIDE WITH  
THOSE OF RECORDED TR 73939.

LANGDON AVE

BLVD

83

PLUMMER

ST 83

125

600.07

150

(T)(Q)RD1.5-1

(T)(Q)RD1.5-1

WLY, SLY, & ELY LINES OF TR 20103

160

VINCENNES

ST

ALLEY

SEPULVEDA

ALLEY

City of Los Angeles

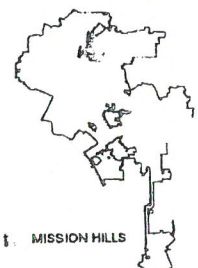


150 75 0 150 Feet

CPC 2015-4184 GPA ZC BL SPR

LH/cf

101216





**ORDINANCE NO.** \_\_\_\_\_

An ordinance amending the following ordinance establishing building line: Ordinance 99739

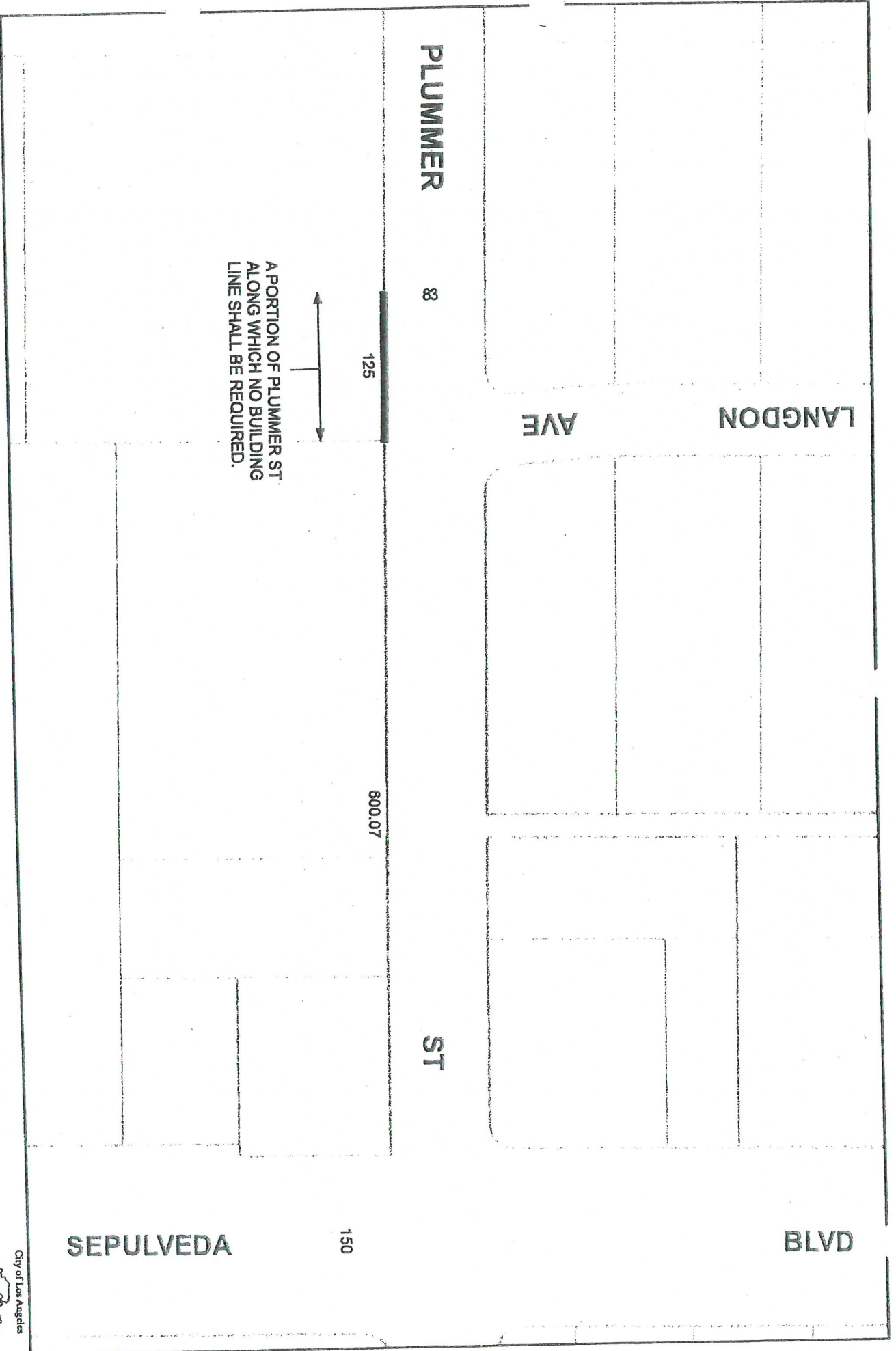
**THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOLWS:**

**Section 1.** The following Ordinance ordering the establishment of building line pursuant to the diagram in Section 2 is amended by repealing that provision which ordered its establishment:

Ordinance No. 99739 A 22-foot Building Line along the southerly portion of Plummer Street for a distance of 125 feet.

**Section 2.** The following diagram displays the building lines listed for removal in Section 1 of this Ordinance:





50 25 0 50 Feet

City of Los Angeles

CPC 2015-4184 GPA ZC BL SPR

LH/22

101216





### 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 tract map (VTT-73939) 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.

#### Bureau of Engineering

1. Improvement(s). Prior to the issuance of any building permits, public improvements and dedications for streets and other rights-of-way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation and Fire Department (and other responsible City, regional and federal government agencies, as may be necessary). Specifically, the Project developer shall:
  - a. That the proposed internal driveway access not to be shown on the final map.
  - b. Improve Sepulveda Boulevard adjoining the subdivision by the reconstruction of the existing sidewalk and provide a new 17-foot- wide full-width sidewalk with tree wells including any necessary removal and reconstruction of existing improvements.
  - c. Improve Plummer Street adjoining the subdivision by the reconstruction of the existing sidewalk and provide a new 10-foot wide full-width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvements including sidewalk area west of this tract all satisfactory to the Valley District Engineer.
2. No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street lights; one (1) on Plummer Street and two (2) on Sepulveda Boulevard.
3. Sewer lines exist in Sepulveda Boulevard and in Plummer Street. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to building permit.
4. Submit parking area and driveway plan to the Valley District Office of the Bureau of Engineering and Department of Transportation for review and approval.
5. Make satisfactory arrangements in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the Los Angeles Municipal Code (LAMC) Section 17.05-N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 N. Main Street, Room 1255, Los Angeles, CA 90012.
6. Recreation and Parks. Per Section 12.33 of the Los Angeles Municipal Code, the applicant shall dedicate land for park or recreational purposes or pay the applicable Quimby fees for the construction of condominiums, or Recreation and Park fees for construction of apartment buildings.
7. **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 by the property owner in the County Recorder's Office. The agreement shall run with the land and



shall be binding on any subsequent owners, heirs or assigns. Further, 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 must be given to the City Planning Department for attachment to the subject file.

Notice: Prior to issuance of a clearance letter by the Bureau of Engineering, all engineering fees pertaining to Ordinance No. 176,077 adopted by the City Council, must be paid in full at the Development Services Division office.

Notice: Certificates of Occupancy for the subject property will not be issued by the City until the construction of all the public improvements (streets, sewers, storm drains, etc.), as required herein, are completed to the satisfaction of the City Engineer.



## (Q) QUALIFIED CONDITIONS OF APPROVAL

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

### A. Development Conditions

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans stamp-dated September 16, 2016 and materials submitted by the Applicant, stamped "Exhibit A for the site plan and Exhibit B for the building elevations and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Valley Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the LAMC or the project conditions.
2. **Use.** The property shall be limited to 75 dwelling units.
3. **Height.** Building height shall be limited to 41 feet. Any structures on the roof, such as air conditioning units and other equipment, shall be fully screened from view of any nearby single-family residential properties. Roof top decks shall not be located on homes directly abutting single family residences, and the parapet shall be lowered to a maximum height of 1-foot above the roof line.
4. **Signage.** No signage, other than that permitted by the LAMC sign regulations, shall be installed on the property.
5. **Graffiti.** All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
6. **Storage of Materials.** No open portions of the property around the building shall be used for storage of equipment, products or waste products.
7. **Landscaping.** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be landscaped including an automatic irrigation system, and maintained in accordance with a final landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning. The final landscape plan shall be in substantial conformance with the submitted conceptual Landscape Plan, Exhibit A7, September 16, 2016, with the following changes:
  - 7a. Small trees and vertical landscaping shall be provided along the yard setback between the buildings on the north and the property lines on the north and east. Additional mature trees shall also be planted on the south property line.
8. **Maintenance.** The property shall be maintained in a neat and attractive condition at all times. The property shall be maintained free of weeds and debris.



9. **Parking.** The property shall consist of 150 parking spaces for the 75 dwelling units and 19 guest parking spaces totaling 169. At a minimum, automobile parking and bicycle parking shall be provided in accordance with LAMC Sections 12.21.A.4 and 12.21.A.16, respectively, and applicant shall indicate on the site plan the location of short/term guest bicycle parking. Parking on the "Woonerf" shall not be permitted through signage and other means.
10. **EV Parking.** The project shall include at least 20% of the total code required parking spaces provided for all types of parking facilities, but in no case less than one location, shall provide electric vehicle supply equipment (EVSE). Plans shall indicate the proposed type and location(s) of EVSE and also include raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all electric vehicles at all designated EV charging locations at their full rated amperage. Plan design shall be based upon Level 2 or greater EVSE at its maximum operating capacity. When the application of the 20% results in a fractional spaces, round up to the next whole number. A label stating "EVCAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.
11. **Driveway Entrance.** The vehicular entryways to the site from both Plummer Street and Sepulveda Boulevard are permitted gates that include pedestrian access.
12. **Vesting Tentative Tract Map No. 73939.** Development of the project is subject to the approval of Vesting Tentative Tract Map No. 73939, and, if approved, the project shall be in full compliance with all conditions imposed therein.
13. **Air Filtration.** The project shall include an air filtration system having a Minimum Efficiency Reporting Value (MERV 11) to reduce the effects of diminished air quality on occupants of the project.

**B. Environmental Conditions**

**14. Aesthetics (Landscape Plan)**

All landscaped areas shall be maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect in accordance with LAMC Sections 12.40 and 12.41. The final landscape plan shall be reviewed and approved by the City of Los Angeles Department of City Planning during the building permit process.

**15. Aesthetics (Light)**

Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties, nor from above.

**16. Air Quality**

- a. All off-road construction equipment greater than 50 hp shall meet US EPA Tier 4 emission standards, where available, to reduce NOx, PM10 and PM2.5 emissions at the Project site. In addition, all construction equipment shall be outfitted with Best Available Control Technology devices certified by CARB. Any emissions control device used by the contractor shall



achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.

- b. Require the use of 2010 and newer diesel haul trucks (e.g., material delivery trucks and soil import/export) and if the Lead Agency determines that 2010 model year or newer diesel trucks cannot be obtained, the Lead Agency shall require trucks that meet U.S. EPA 2007 model year NOx emissions requirements.
- c. At the time of mobilization of each applicable unit of equipment, a copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit shall be provided.

17. **Habitat Modification (Nesting Native Birds, Non-Hillside or Urban Areas)**

- a. The project will result in the removal of vegetation and disturbances to the ground and therefore may result in take nesting native bird species. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13). Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA).
- b. Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1 – August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch capture or kill (Fish and Game Code Section 86).
- c. If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:
- d. Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within properties adjacent to the project site, as access to adjacent areas allows. The surveys shall be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.
- e. If a protected native bird is found, the applicant shall delay all clearance/construction disturbances activities within 300 feet of suitable nesting habitat for the observed protected bird species until August 31.
- f. Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and



stakes Construction personnel shall be instructed on the sensitivity of the area.

- g. The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.

18. **Tree Preservation (Grading Activities)**

"Orange fencing" or other similarly highly visible barrier shall be installed outside of the drip line of locally protected and significant (trunk diameter of 8 inches or greater) non-protected trees, or as may be recommended by the Tree Expert. The barrier shall be maintained throughout the grading phase, and shall not be removed until the completion and cessation of all grading activities.

19. **Tree Preservation (Non-Protected Trees)**

- a. Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.
- b. 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. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.
- c. Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division, Bureau of Street Services, Department of Public Works.

20. **Tree Removal (Locally Protected Species)**

- a. All protected tree removals require approval from the Board of Public Works.
- b. A Tree Report shall be submitted to the Urban Forestry, Division of the Bureau of Street Services, Department of Public Works, for review and approval (213-847-3077), prior to implementation of the Report's recommended measures.
- c. A minimum of two trees (a minimum of 48-inch box in size if available) shall be planted for each protected tree that is removed. The canopy of the replacement trees, at the time they are planted, shall be in proportion to the canopies of the protected tree(s) removed and shall be to the satisfaction of the Urban Forestry Division.
- d. The location of trees planted for the purposes of replacing a removed protected tree shall be clearly indicated on required landscape plan, which



shall also indicate the replacement tree species and further contain the phrase "Replacement Tree" in its description.

- e. The applicant shall post a cash bond or other assurances acceptable to the Bureau of Engineering in consultation with the Urban Forestry Division and the decision maker guaranteeing the survival of trees required to be maintained, replaced or relocated in such a fashion as to assure the existence of continuously living trees for a minimum of three years from the date that the bond is posted or from the date such trees are replaced or relocated, whichever is longer. Any change of ownership shall require that the new owner post a new protected tree bond to the satisfaction of the Bureau of Engineering. Subsequently, the original owner's protected tree bond may be exonerated.
- f. The City Engineer shall use the provisions of Section 17.08 as its procedural guide in satisfaction of said bond requirements and processing. Prior to exoneration of the bond, the owner of the property shall provide evidence satisfactory to the City Engineer and Urban Forestry Division that the protected trees were properly replaced, the date of the replacement and the survival of the replacement trees for a period of three years.

21. **Green House Gas Emissions**

- a. Low- and non-VOC containing paints, sealants, adhesives, solvents, asphalt primer, and architectural coatings (where used), or pre-fabricated architectural panels shall be used in the construction of the Project to reduce VOC emissions to the maximum extent practicable.
- b. To encourage carpooling and the use of electric vehicles by Project residents and visitors, the project shall include at least 20% of the total code required parking spaces provided for all types of parking facilities, but in no case less than one location, shall provide electric vehicle supply equipment (EVSE). Plans shall indicate the proposed type and location(s) of EVSE and also include raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all electric vehicles at all designated EV charging locations at their full rated amperage. Plan design shall be based upon Level 2 or greater EVSE at its maximum operating capacity. When the application of the 20% results in a fractional spaces, round up to the next whole number. A label stating "EVCAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.
- c. The Project shall meet the Tier 1 requirements of the Los Angeles Green Building Code.
- d. The Project shall meet the Tire 2 requirements of the Los Angeles Green Building Code.

22. **Emergency Evacuation Plan**

Prior to the issuance of a building permit, the applicant shall develop an emergency response plan in consultation with the Fire Department. The emergency response plan shall include but not be limited to the following:



mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals, and fire departments.

23. **Increased Noise Levels (Demolition, Grading, and Construction Activities)**

- a. Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- b. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- c. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

24. **Severe Noise Levels (Residential Fronting on Major or Secondary Highway, or adjacent to a Freeway)**

- a. All exterior windows having a line of sight of a Major Secondary Highway shall be constructed with double-pane glass and use exterior wall construction which provides a Sound Transmission Class (STC) value of 50, as determined in accordance with ASTM E90 and ASTM E413, or any amendment thereto.
- b. The applicant, as an alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room.

25. **Public Services (Fire)**

The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

26. **Public Services (Police – Demolition/Construction Sites)**

Temporary construction fencing shall be placed along the periphery of the active construction areas to screen as much of the construction activity from view at the local street level and to keep unpermitted persons from entering the construction area.

27. **Public Services (Police)**

Prepare plot plans and advise the applicant/owner to consult with the police department regarding the guidelines at either the downtown or Valley LAPD offices and to call the neighborhood police department when any suspicious behavior is noticed to mitigate impacts on police services. Police recommendations may include but are not limited to secured parking, security



fencing, security lighting, information signs, building design and landscaping to reduce places of potential concealment. Plans shall incorporate guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. These measures shall be approved by the Police Department prior to the issuance of building permits.

28. **Public Services (Construction Activity Near Schools)**

- a. The developer and contractors shall maintain ongoing contact with administrator of Sepulveda Middle School. The administrative offices shall be contacted when demolition, grading and construction activity begin on the project site so that students and their parents will know when such activities are to occur. The developer shall obtain school walk and bus routes to the schools from either the administrators or from the LAUSD's Transportation Branch (323)342-1400 and guarantee that safe and convenient pedestrian and bus routes to the school be maintained.
- b. The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- c. There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets adjacent to the school.
- d. Due to noise impacts on the schools, no construction vehicles or haul trucks shall be staged or idled on these streets during school hours.

29. **Recreation**

That the Quimby fee be based on the RD1.5 Zone.

30. **Transportation/Traffic**

- a. Applicant shall plan construction and construction staging as to maintain pedestrian access on adjacent sidewalks throughout all construction phases. This requires the applicant to maintain adequate and safe pedestrian protection, including physical separation (including utilization of barriers such as K-Rails or scaffolding, etc.) from work space and vehicular traffic and overhead protection, due to sidewalk closure or blockage, at all times.
- b. Temporary pedestrian facilities should be adjacent to the project site and provide safe, accessible routes that replicate as nearly as practical the most desirable characteristics of the existing facility.
- c. Covered walkways shall be provided where pedestrians are exposed to potential injury from falling objects.
- d. Applicant shall keep sidewalk open during construction until only when it is absolutely required to close or block sidewalk for construction staging.



Sidewalk shall be reopened as soon as reasonably feasible taking construction and construction staging into account.

**C. Administrative Conditions**

31. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
32. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
33. **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 assigns. The agreement shall be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
34. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean the agencies, public offices, legislation or their successors, designees or amendment to any legislation.
35. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendment thereto.
36. **Building Plans.** Page 1 of the grant and all the conditions of approval shall be printed on the building plans submitted to the department of City Planning and the Department of Building & Safety.
37. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director of Planning, pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if in the decision makers opinion, such actions are proved necessary for the protection of persons in the neighborhood or occupants of adjacent property.
38. **Indemnification.**

The applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of, in whole or in part, 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.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of 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.
  - (iii) 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 \$25,000. 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 (ii).
  - (iv) 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 (ii).
  - (v) 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. Action 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.

39. **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 and the City Planning Commission.



## CONDITIONS OF APPROVAL

### A. Site Plan Review (LAMC 16.05)

1. **Site Development. Plot/Site Plan.** Prior to the issuance of any building permits for the subject Project, detailed development plans including site and elevation plans, and including complete landscape and irrigation plans prepared by a licensed landscape architect or architect, shall be submitted for review and approval by the Department of City Planning for verification of compliance with the imposed conditions. The plans submitted to Building and Safety shall be revised in substantial conformance with this approval and shall be in substantial conformance with the plans labeled "**Exhibit A-6**", attached to the subject case file.
2. **Vehicular Access.** Vehicular driveway access to the Project site shall be provided from Sepulveda Boulevard and Plummer Street.
3. **Permeable Paving.** The Project shall incorporate techniques throughout the Project site including permeable paving and landscaping to avoid excessive runoff into the Los Angeles Flood Control Basin.
4. **Trash Enclosures.** All trash enclosure areas shall be screened from public view from Sepulveda Boulevard and Plummer Street.
5. **Air Filtration.** The project shall include an air filtration system having a Minimum Efficiency Reporting Value (MERV 11) to reduce the effects of diminished air quality on occupants of the project.
6. **Photovoltaic Solar Panels.** The project shall include rooftop infrastructure and panels for solar energy generation to serve on-site for a minimum eight units or 10% of the 75-units approved.



## FINDINGS

### General Plan/Charter Findings

#### 1. General Plan Land Use Designation.

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

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

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

#### Charter Section 555(a)

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

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

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

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

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



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

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

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

**Objective 1-5:** To promote and insure the provision of adequate housing for all persons regardless of income, age, or ethnic background. Policies 1-5.1 promote greater individual choice in type, quality, price, and location of housing.

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

**Program:** The decision maker should adopt a finding which addresses any potential displacement of residents as part of any decision relating to the construction of new housing.

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

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

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

**Program:** The Plan promotes that the Zoning Code be amended to provide that multiple residential densities should not be limited by the number of bedrooms per unit in order to facilitate family housing.

The proposed project will meet the above objectives and policies by providing housing at an appropriate density and location to meet the plan area's needs. The proposed project would revitalize the site and would be compatible with the existing neighborhood land use and character by creating fifteen separate 4 to 6 unit buildings all to be 3-stories with a maximum height of 41 feet with roof top decks. The project would provide a natural transition between the higher intense uses fronting Sepulveda Boulevard to the east from the single family neighborhood to the west and south.

The proposed site plan reduces massing and provides building separation from single-family residences with open spaces and landscaped setbacks. The project will improve Sepulveda Boulevard and Plummer Street with a new full-width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvements including sidewalk adjacent to the subject site.

The proposed project will provide additional housing opportunities for residents, while contributing to the revitalization of the area. Therefore, the proposed project is consistent with the General Plan and the proposed Low Medium II Residential land use designation that helps to implement the goals and objectives of the Mission Hills – Panorama City – North Hills Community Plan.



**Zone Change / General Plan / Legislative Action Findings**

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

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

The proposed zone change from R3-1 and RA-1 to (T)(Q) RD1.5-1 creates a more uniform type of development that is at a density between the Low Residential and Medium Land Use designation. Immediately east of the subject site is an existing 3-story, 75-unit senior housing development with surface parking that was approved in the early 1980s by Zone Variance (ZA-1981-362-ZV).

Public necessity requires that housing be provided for all segments of the population in diverse locations. Further, said housing must be affordable to the maximum extent possible and provided in such a manner as to protect adjacent projects from adverse impact. The proposed project is beneficial in terms of public necessity in that it offers desirable market-rate, residential units, providing a new, high quality, for-sale dwelling option that is currently unavailable in the local community. The granting of a General Plan Amendment as proposed with a zone change will permit development of this type in a manner that addresses the public necessity for housing in this area. These homeownerships will come with usable open space amenities, and transit accessibility that helps to serve and support local businesses.

The proposed project replaces outdated buildings on a site that has been neglected and under served for a number of years, with a new townhome style housing product currently unavailable at this time. The proposed project follows good planning principles by offering a density transition between the single-family dwellings to the south and west of the project site from the senior citizen housing and more intensive uses fronting Sepulveda Boulevard. The project further follows good planning principles by scaling back the height to under 42 feet where the zoning code permits a maximum height of 45 feet.

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

The proposed plan amendment and zone change provide housing opportunities in a way that supports good zoning practice. The densities proposed are in line with the projected housing growth of the area and therefore are compatible with objectives of the Community Plan. The site plan design utilizes the odd shaped lot configuration by dividing the housing units into 15 buildings to be 4 to 6 units each therefore decreasing the potential massing impact. Adequate setbacks provide ample space for light and air circulation for the proposed buildings as well as surrounding structures. The site plan accommodates two small open space parks like amenities connected with interior pedestrian pathways.



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

#### **Q Condition Findings**

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

The proposed Q conditions contain provisions regarding limiting building height, graffiti removal, parking that includes guest spaces, and landscaping to ensure that the project is harmonious with the surrounding neighborhood with regards to its scale and appearance.

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

The proposed Q conditions contain provisions regarding land use and the number of dwelling units permitted and a requirement that a Plan amendment zone change be obtained in order to ensure that the development is in harmony with the objectives of the General Plan.

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

The proposed Q conditions contain mitigation measures regarding replacement of trees removed, limitations on construction noise and aesthetics to prevent or mitigate adverse environmental impacts from the project.

#### **T Condition Finding**

7. **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 new "T" conditions of approval imposed herein for the proposed project. Such T Conditions are necessary to ensure the identified dedications, improvements, and actions are undertaken to meet the public's needs, convenience, and general welfare served by the actions required. These actions and improvements will provide the necessary infrastructure to serve the proposed community at this site.

#### **Building Line Removal Findings**

8. **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, or to achieve any purpose set forth in Subdivision 1 of this subsection; The building line removal is necessary to provide for the systematic execution of the General Plan; to obtain a**



minimum uniform alignment from the street at which buildings, structures or improvements may be built or maintained; to preserve the commonly accepted characteristics of residential districts; to protect and implement the "Mobility Element of the General Plan"; to provide sufficient open space for public and private transportation; to facilitate adequate street improvements; to prevent the spread of major fires and to facilitate the fighting of fires; and to promote the public peace, health, safety, comfort, convenience, interest and general welfare.

The building line removal is in connection with a proposed Zone Change. The City did not require any new dedication from Plummer Street because it is already a fully dedicated street with four existing travel lanes. The project is also setback twice as far as the existing building line so removal of the line will not hinder the public peace, but instead protect the health, safety, comfort, convenience, interest and general welfare.

### **Site Plan Review Findings**

#### **9. That the Project is consistent with the General Plan**

As described in detail below, the proposed project is consistent with the relevant goals, objectives, policies, and programs of the General Plan. The Community Plan encourages a variety of housing options in order to meet the housing demands of the area. Furthermore, the subject site is designated with Low and Medium Residential land use categories, which is specifically intended for a variety of residential types. The General Plan Amendment from Low Residential and Medium Residential to Low Medium II Residential creates a uniform project, consistent with the General Plan. The proposed development is consistent with the objectives and policies stated below:

#### **Objectives 1-2**

To locate new housing in a manner which reduces vehicular trips and makes it accessible to services and facilities.

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

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

#### **Objectives 1-5**

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

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

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



**Program:** The decision maker should adopt a finding which addresses any potential displacement of residents as part of any decision relating to the construction of new housing.

**Policy 1-5.4** 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.

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

**Program:** The Plan promotes that the Zoning Code be amended to provide that multiple residential densities should not be limited by the number of bedrooms per unit in order to facilitate family housing.

A Site Plan Review approval will permit the development of a needed affordable multi-family residential project consistent with the intent of the General Plan. The proposed development is also consistent with the land use designation of the Mission Hills – Panorama City – North Hills Community Plan. Compliance with the LAMC and the goals, policies and programs of the Plan will ensure compatibility with the surrounding community. A 75-unit residential condominium (townhome style) use at the subject site will create an appropriate transition from the senior citizen housing and commercial and higher density land uses along Sepulveda Boulevard from the single family residential neighborhood directly south and immediately east of the subject site while providing the need for (for-sale) housing. As a result the general welfare of the surrounding residential neighborhood would be preserved.

### **Citywide Design Guidelines Consistency**

The City of Los Angeles General Plan Frameworks and the 35 Community Plans that comprise the City's Land Use Element promote architectural and design excellence in buildings, landscape, open space, and public space and emphasize the preservation of the City's character and scale. The Citywide Design Guidelines have been created to implement the 10 Urban Design Principles of the Framework Element, which are a statement of the City's vision for the future of Los Angeles, providing guidance for new development and encouraging projects to complement existing urban form in order to enhance the building environment in Los Angeles. The Citywide Design Guidelines contain design principles and measures that address the different elements of site and building design based on land use. Each section is organized by overarching objectives followed by a list of specific strategies. The proposed multi-family residential project is subject to the Residential Citywide Design Guidelines and conforms to the following objectives and strategies:

### **Site Planning**

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



The proposed project includes enhanced landscape courtyard along the south side of Plummer Street and a small open space park along the west side of Sepulveda Boulevard.

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

The project includes ample open space landscaping at the ground level. The total landscape area is 27,715 square feet. The project is providing roof top decks that can be utilized as common open space.

#### Building Orientation

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

The projects front entry for the 75-units provides an arched entryway that provides shelter year round. The second story balcony above adds year round shelter for the entry doors below.

#### Building Façade

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

The building facade are designed to be offset to create architectural interest and avoid uninteresting blank walls.

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

The project is providing various earth tone colors to the building façade and includes distinctive architectural treatments such as window cornices for the upper level and balconies for the second level.

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

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

#### Off-Street Parking and Driveways

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

The guest parking spaces are concentrated towards the center of the site, away from the public-right-of-way.

#### On-Site Landscaping



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

The project includes various courtyards that includes pedestrian linkages to the open space areas.

**10. That the Project is consistent with any applicable Redevelopment Plan**

The subject site is part of the CRA Pacoima / Panorama Earthquake Disaster Assistance Project Area. However, the Redevelopment Plan has been terminated in accordance with State Legislation that abolished redevelopment agencies in the State of California.

**11. That the Project consists of an arrangement of buildings and structures (including height, bulk, and setback), off-street parking facilities, loading areas, lighting, landscaping, trash collection and other such pertinent improvements, which is or will be compatible with existing and future development on neighborhood properties.**

The proposed Project is designed with two open space parks, landscaping and articulated building elevations. The proposed 75-unit (townhome style) condominium project is designed so that 15 buildings will only house 4 to 6 units so that the overall massing is minimized as opposed to having one structure with 75-units over a subterranean parking garage. All of the proposed units have been carefully designed with respect to light and ventilation by incorporating pedestrian pathway linkages between the buildings and the two open court yards. The usable open space provided meets open space municipal code requirements. The proposed development will provide usable open space comprised of 18,469 square feet. The building components and open space areas are oriented with the least impact on adjacent and neighboring residential properties that also includes the use of translucent glass for windows that face south of the property to add additional privacy for the neighbors immediately south of the project site.

The Project has been designed to be compatible with existing and future development on neighboring properties and will provide desirable for-sale housing for the population in the Community. It also provides housing in close proximity to the Metro Rapid Line 734 at the intersection of Sepulveda Boulevard and Plummer Street and also served by Metro Local Bus Line 167 going west to the Chatsworth Metro Station and southeast to Coldwater Canyon.

**CEQA Findings**

A Mitigated Negative Declaration (ENV-2015-4183-MND) was prepared for the proposed project. The Department of City Planning published the Mitigated Negative Declaration beginning July 21, 2016 for 20 days, ending August 10, 2016 for the subject case. A revised MND was executed on September 16, 2016 to correct the project description as to number of units, number of protected trees, parking to be removed and to specify the land use "add areas" for the two lots located at 15420 – 15450 West Plummer Street; changing the land use from Low Residential to Low Medium II Residential only. After further consideration by the Department of City Planning, the previously recommended General Plan Amendment for an add area for the properties at 15420-15450 Plummer Street should be removed from this action and considered as part of the future Community Plan Update process for the Mission Hills-Panorama City-North Hills Plan Area. The revised MND was not re-published because the Project did not intensify in density or height. The add areas will not be intensified because an existing 75-unit senior citizen housing project exists at 15450 Plummer Street and the property located at 15420 is not proposed for any future use at this time. Therefore, the revised MND,



after careful analysis and reflecting independent judgement of the City, finds that the original published MND was adequate in addressing all of the potential environmental impacts with proper mitigation measures. The department found potential negative impacts could occur from the project's implementation due to:

*Aesthetics (landscape, light);*

*Air Quality;*

*Biological Resources (tree removal, habitat modification);*

*Green House Gas Emissions*

*Noise (demolition, grading, construction, adjacent to freeway)*

*Public Services (fire, police, recreation)*

*Transportation (traffic)*

On the basis of the whole of the record before the Advisory Agency including any comments received, the Advisory Agency found that, with imposition of the mitigation measures described in the MND and listed as Environmental Conditions in this report, there would be no substantial evidence that the proposed project will have a significant effect on the environment. The Advisory Agency adopted the MND on August 10, 2016. The attached Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. A reconsideration of the above Mitigated Negative Declaration was executed on September 16, 2016, but not republished since the Project did not intensify in density or height from the original published MND and therefore adequate in addressing all of the potential environmental impacts with proper mitigation measures. 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. The records upon which this decision is based are with the Valley Subdivisions Unit of the Planning Department in Room 351, 6262 Van Nuys Boulevard. Since the approval date the City finds on the basis of its independent judgment, after consideration of the whole of the administrative record, the therein proposed project was assessed in the referenced Mitigated Negative Declaration (ENV-2015-3535-MND REC1), and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent environmental analysis is required for approval of the project.



**RESOLUTION**

**WHEREAS**, the applicant has requested an application for a Plan Amendment to change the land use designation of the property located at 9433 Sepulveda Boulevard & 15500 – 15509 Plummer Street from Medium Residential and Low Residential to Low Medium II Residential; within the Mission Hills-Panorama City-North Hills Community Plan; and

**WHEREAS**, the City Planning Commission approved the applicant's Plan Amendment request and recommended adoption by City Council of the Plan Amendment; and

**WHEREAS**, pursuant to the provisions of the Los Angeles City Charter, the Mayor and the City Planning Commission have transmitted their recommendations; and

**WHEREAS**, the requested General Plan Amendment is consistent with the intent and purpose of the Mission Hills-Panorama City-North Hills Community Plan to designate land uses in an orderly and unified manner; and

**WHEREAS**, the requested Zone Change is consistent with the requested General Plan land use designation; and

**WHEREAS**, the subject request would provide for a logical and uniform pattern of planned land use development that is compatible with surrounding land use designations of the General Plan; and

**WHEREAS**, the Plan Amendment and the Zone Change to (T)(Q)RD1.5-1 zone for the subject property would allow for the construction of a 75 dwelling units, which has included common open space park areas, numerous trees along its interior that includes vertical landscaping along the yard setbacks between the buildings on the north and the property lines along the north and east along with mature trees along the south property line, consistent with the Community Plan and zoning of surrounding uses; and

**WHEREAS**, the residential development would support the City's goals for housing development; and

**WHEREAS**, the subject project has prepared a Mitigated Negative Declaration (ENV-2015-4183-MND) and Mitigation Monitoring Program in accordance with the City's Guidelines for implementation of the California Environmental Quality Act (CEQA);

**NOW, THEREFORE, BE IT RESOLVED** that the Mission Hills-Panorama City-North Hills Community Plan be amended as shown on the attached General Plan Amendment map.



THE INTENT OF THIS ORDINANCE IS FOR THE BOUNDARIES OF THIS GENERAL PLAN LAND USE CHANGE TO COINCIDE WITH THOSE OF RECORDED TR 73939.

LANGDON AVE

BLVD

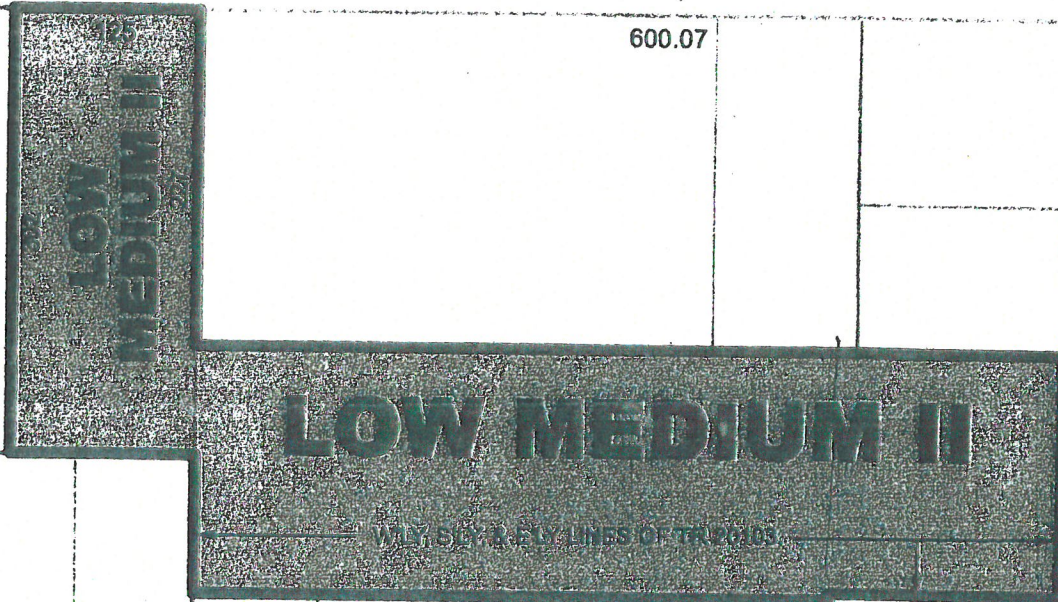
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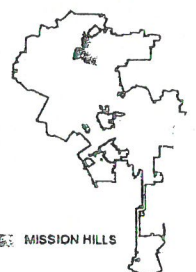
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MISSION HILLS

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City of Los Angeles



MISSION HILLS





## Our Team

### Developer:

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## City Submittal September 12, 2016

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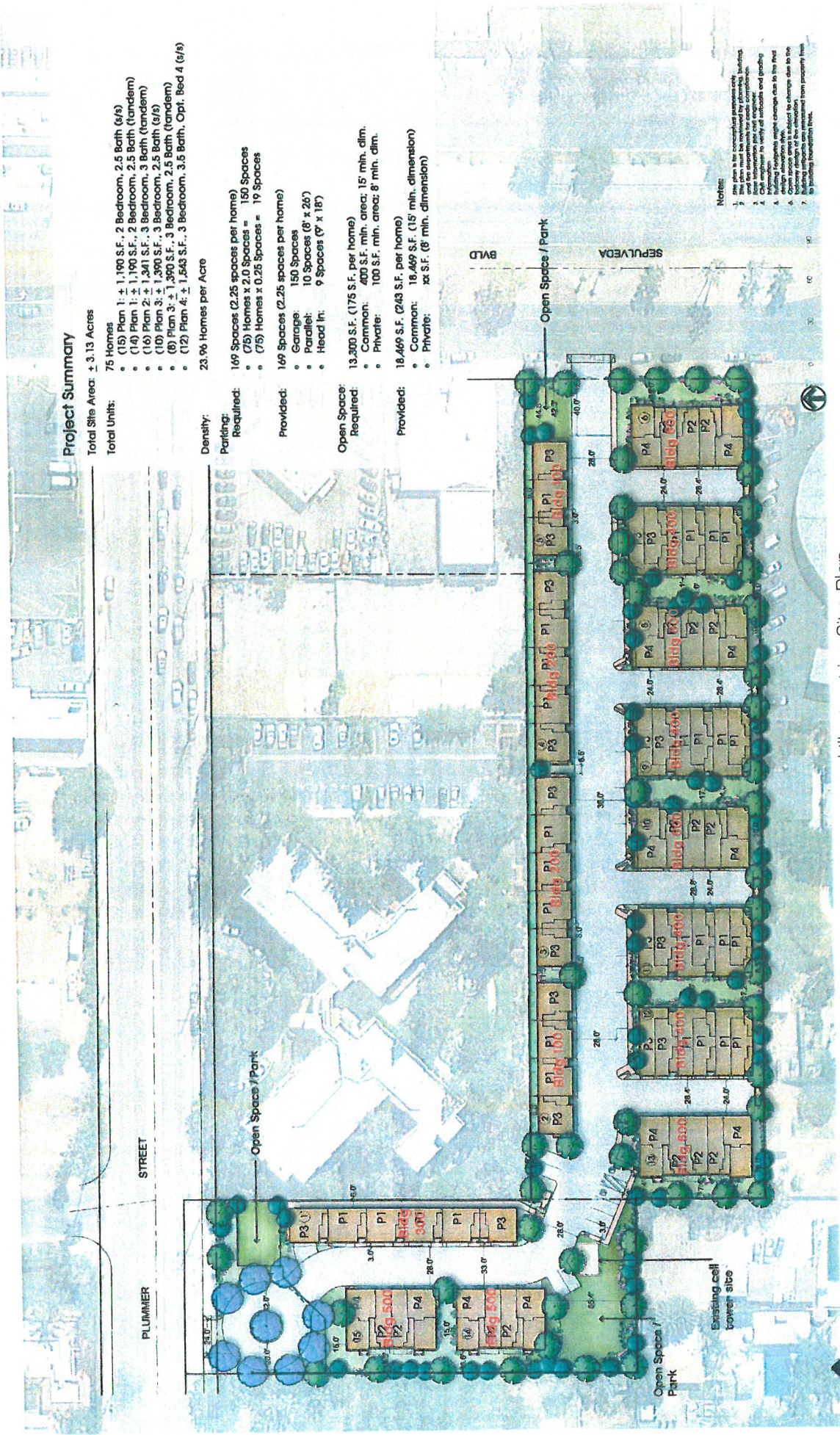


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### Project Summary

Total Site Area:  $\pm 3.13$  Acres

Total Units:

- 75 Homes
- (15) Plan 1:  $\pm 1,190$  S.F., 2 Bedroom, 2.5 Bath (s/s)
- (14) Plan 1:  $\pm 1,190$  S.F., 2 Bedroom, 2.5 Bath (tandem)
- (16) Plan 2:  $\pm 1,341$  S.F., 3 Bedroom, 3 Bath (tandem)
- (10) Plan 3:  $\pm 1,390$  S.F., 3 Bedroom, 2.5 Bath (s/s)
- (8) Plan 3:  $\pm 1,390$  S.F., 3 Bedroom, 2.5 Bath (tandem)
- (12) Plan 4:  $\pm 1,643$  S.F., 3 Bedroom, 3.5 Bath, Opt. Bed 4 (s/s)

Density: 23.96 Homes per Acre

Parking:

- Required: 169 Spaces (2.25 spaces per home)
- Provided: (75) Homes  $\times$  2.0 Spaces = 150 Spaces

Open Space:

- Required: 169 Spaces (2.25 spaces per home)
- Provided: 150 Spaces
- Garage: 10 Spaces (8'  $\times$  20')
- Head In: 9 Spaces (8'  $\times$  18')

Open Space:

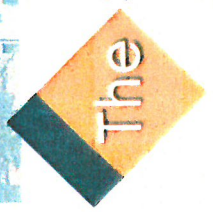
- Required: 13,300 S.F. (175 S.F. per home)
- Provided: Common: 400 S.F. min. area: 15' min. dim.
- Private: 100 S.F. min. area: 8' min. dim.

Open Space:

- Required: 18,469 S.F. (243 S.F. per home)
- Provided: Common: 18,469 S.F. (15' min. dimension)
- Private:  $\pm$  S.F. (8' min. dimension)

- Notes:
1. The plan must be submitted for review.
  2. The plan must be reviewed for planning, building, and fire departments for code compliance.
  3. The plan must be reviewed for fire department for fire department.
  4. The plan must be reviewed for fire department for fire department.
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### Conceptual Illustrative Site Plan



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Building Quality For A Lifetime



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SP1



# Project Summary

Total Site Area: ± 3.13 Acres

Total Units:

75 Homes

- (15) Plan 1: ± 1,100 S.F., 2 Bedroom, 2.5 Bath (s/s)
- (14) Plan 1: ± 1,100 S.F., 2 Bedroom, 2.5 Bath (tandem)
- (10) Plan 2: ± 1,341 S.F., 3 Bedroom, 3 Bath (tandem)
- (10) Plan 3: ± 1,300 S.F., 3 Bedroom, 2.5 Bath (s/s)
- (8) Plan 3: ± 1,390 S.F., 3 Bedroom, 2.5 Bath (tandem)
- (12) Plan 4: ± 1,643 S.F., 3 Bedroom, 3.5 Bath, Opt. Bed 4 (s/s)

23.96 Homes per Acre

Density:

Parking:

Required:

- 169 Spaces (2.25 spaces per home)
- (75) Homes x 2.0 Spaces = 150 Spaces
- (75) Homes x 0.25 Spaces = 19 Spaces

Provided:

- 169 Spaces (2.25 spaces per home)
- Garage: 150 Spaces
- Parallel: 10 Spaces (8' x 26')
- Head In: 9 Spaces (9' x 18')

Open Space:

Required:

- 13,300 S.F. (175 S.F. per home)
- Common: 400 S.F. min. area; 15' min. dim.
- Private: 100 S.F. min. area; 8' min. dim.

Provided:

- 18,469 S.F. (243 S.F. per home)
- Common: 18,469 S.F. (15' min. dimension)
- Private: xx S.F. (8' min. dimension)

- Notes:
1. This plan is for conceptual purposes only. It is not intended to be used for construction.
  2. The design is subject to change due to the final design of the site.
  3. The design is subject to change due to the final design of the site.
  4. The design is subject to change due to the final design of the site.
  5. The design is subject to change due to the final design of the site.
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**The School**

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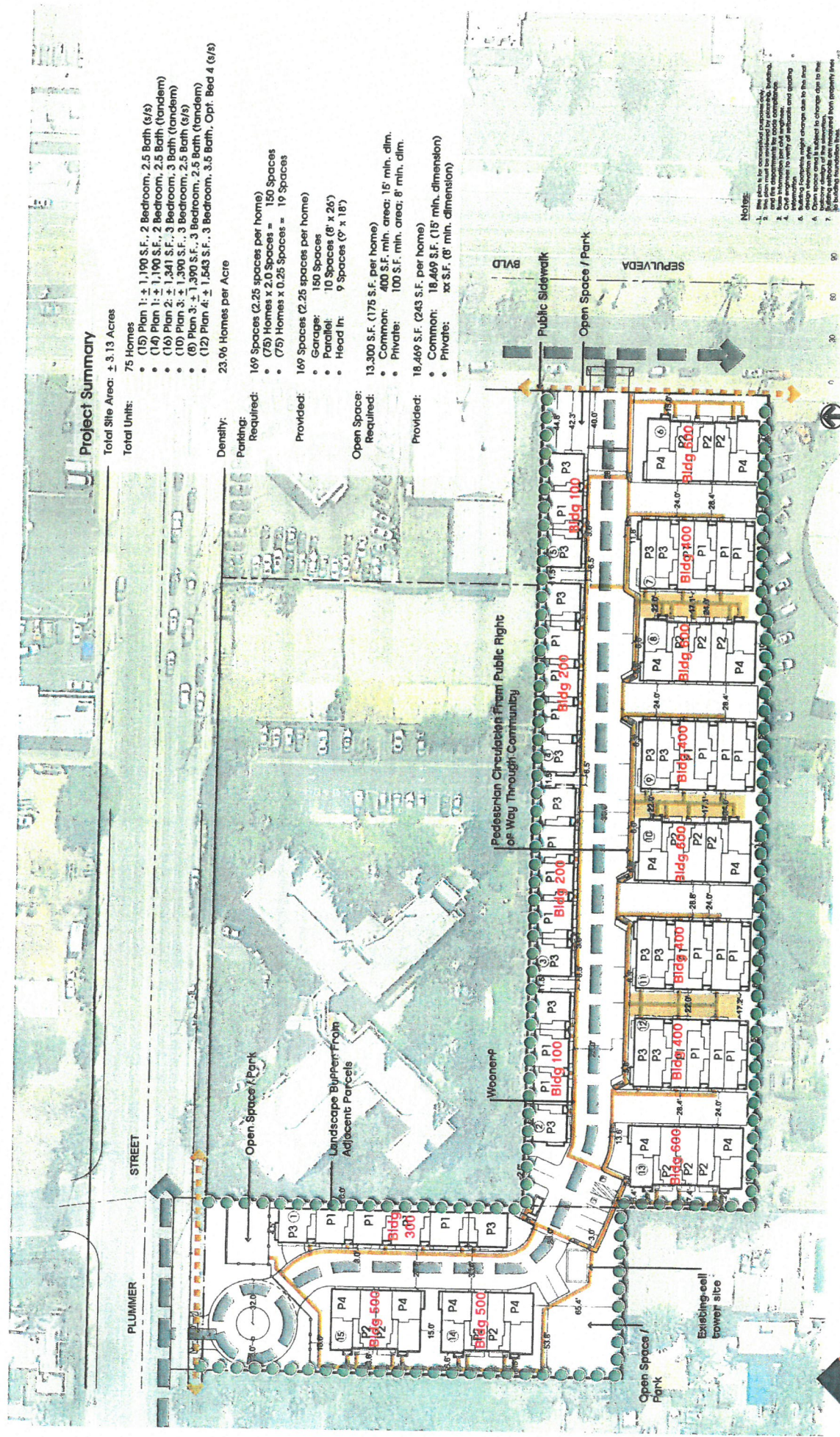


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**SP2**

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Conceptual Site Diagram







**The School**

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Conceptual Floor Plans  
4-Plex Townhomes

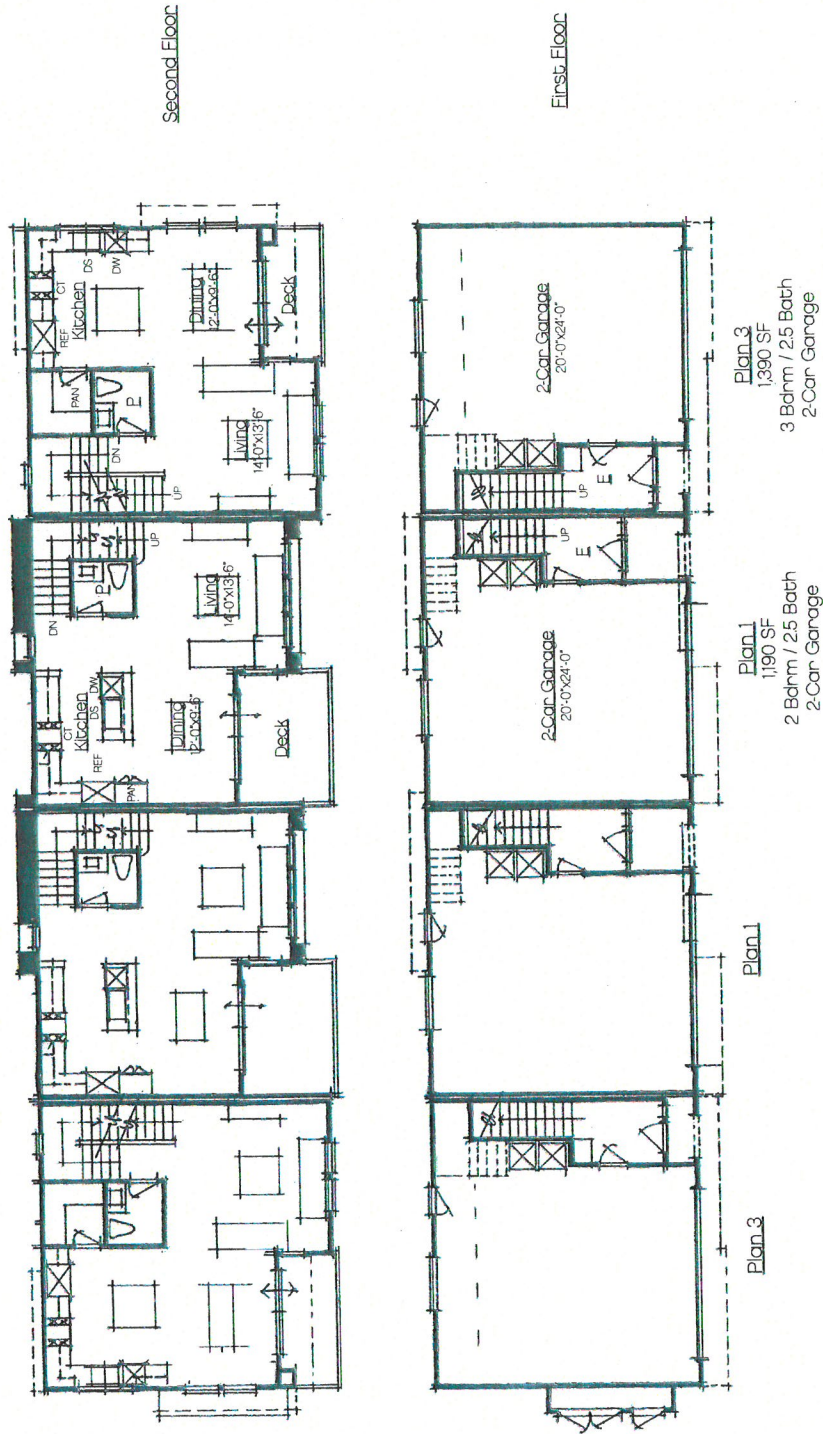
Building 100



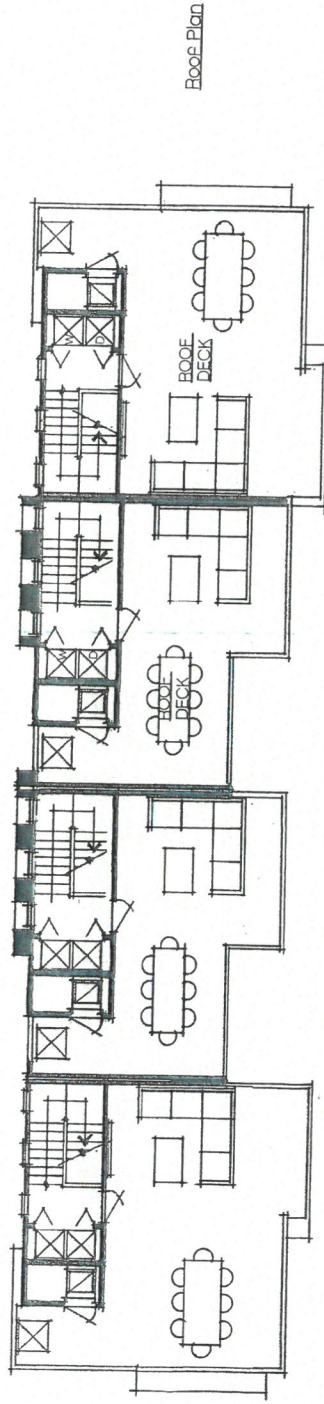
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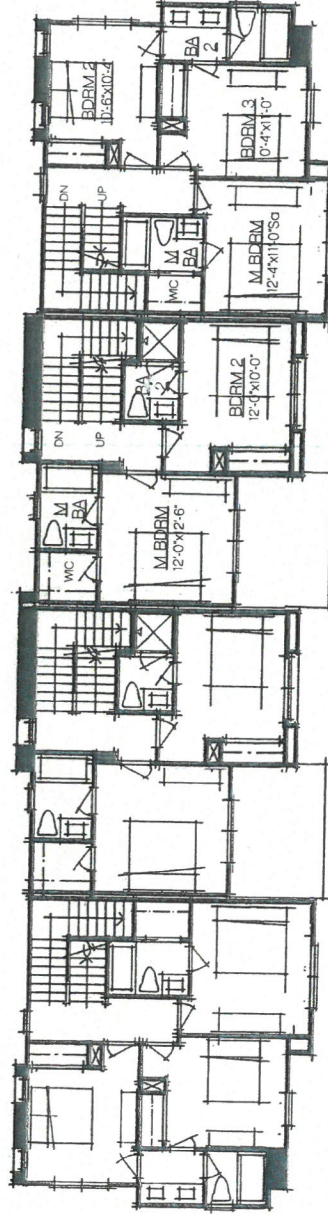
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Roof Plan



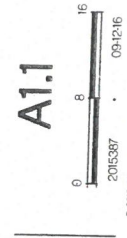
Third Floor

Plan 1  
1,190 SF  
2 Bdrm / 2.5 Bath  
2-Car Garage

Plan 3  
1,390 SF  
3 Bdrm / 2.5 Bath  
2-Car Garage

Conceptual Floor Plans  
4-Plex Townhomes

Building 100



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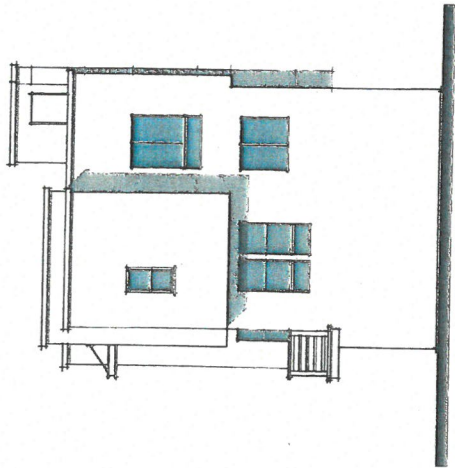
Front (Street)

Conceptual Elevation  
4-Plex Townhomes

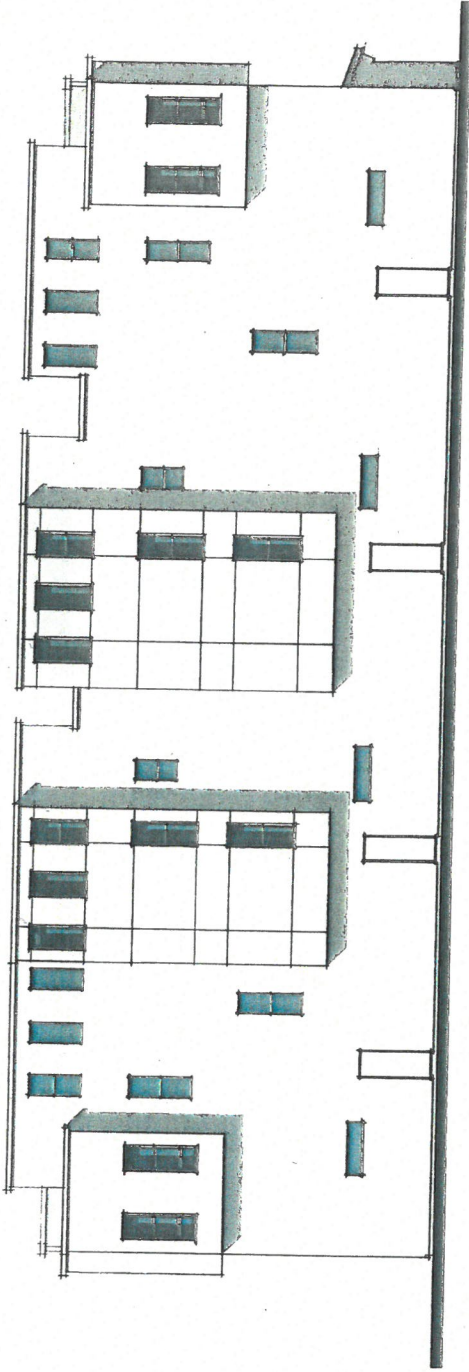
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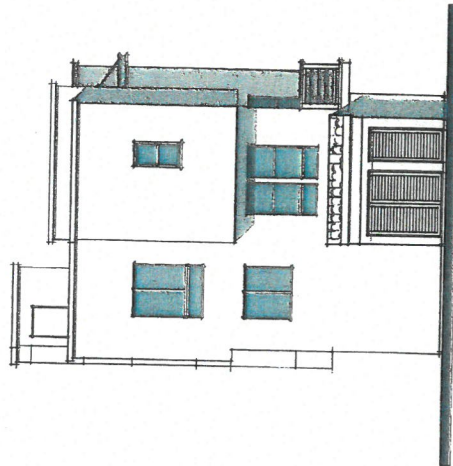




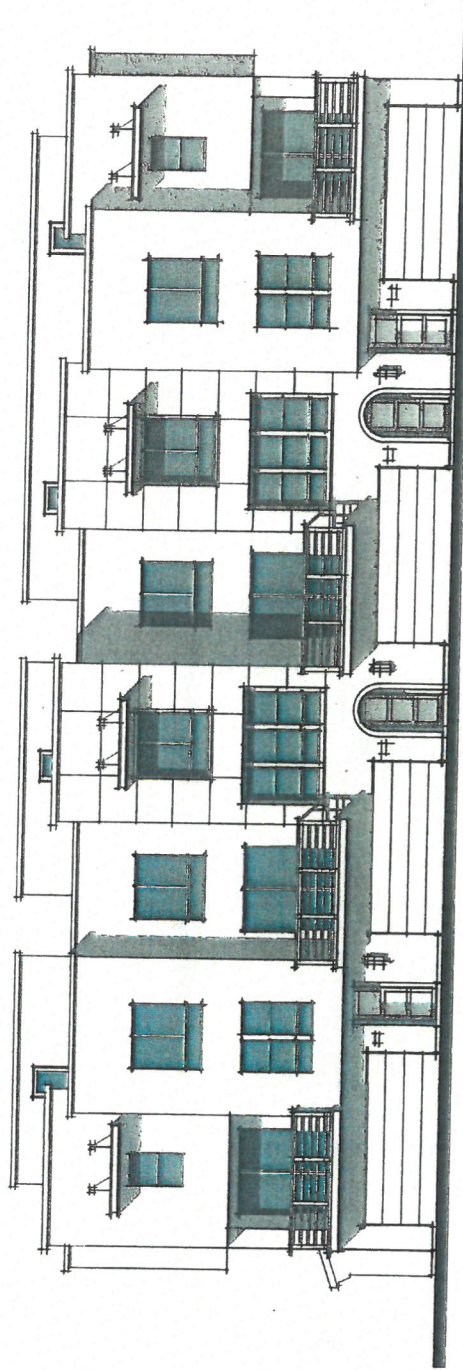
Right



Rear



Left



Front (Street)

Conceptual Elevation  
4-Plex Townhomes

Building 100

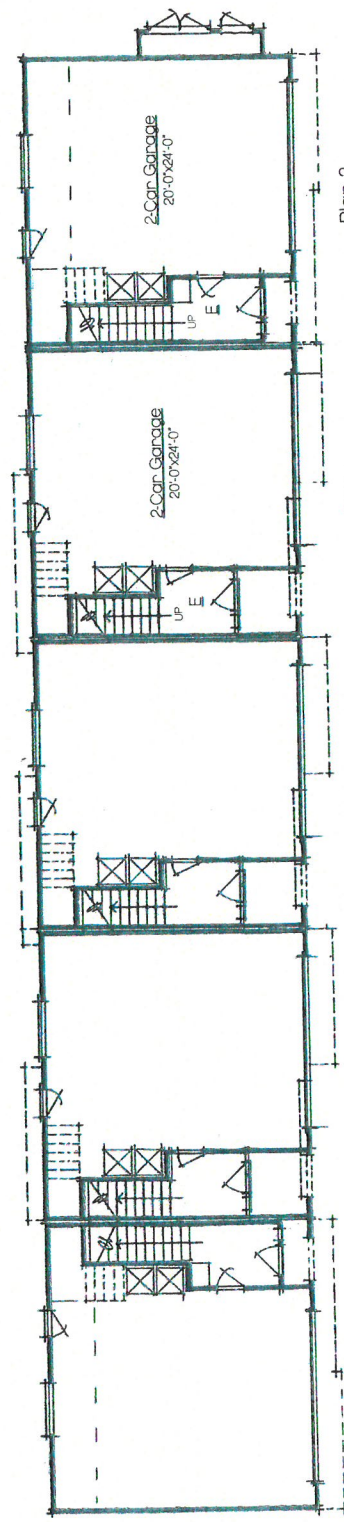
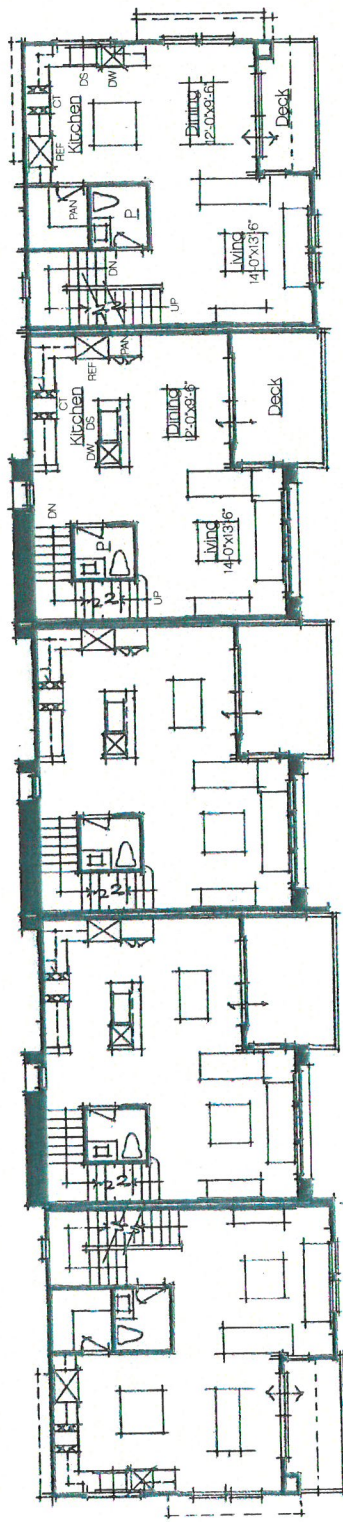


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2015.03.27 09.12.16  
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Conceptual Floor Plans  
5-Plex Townhomes

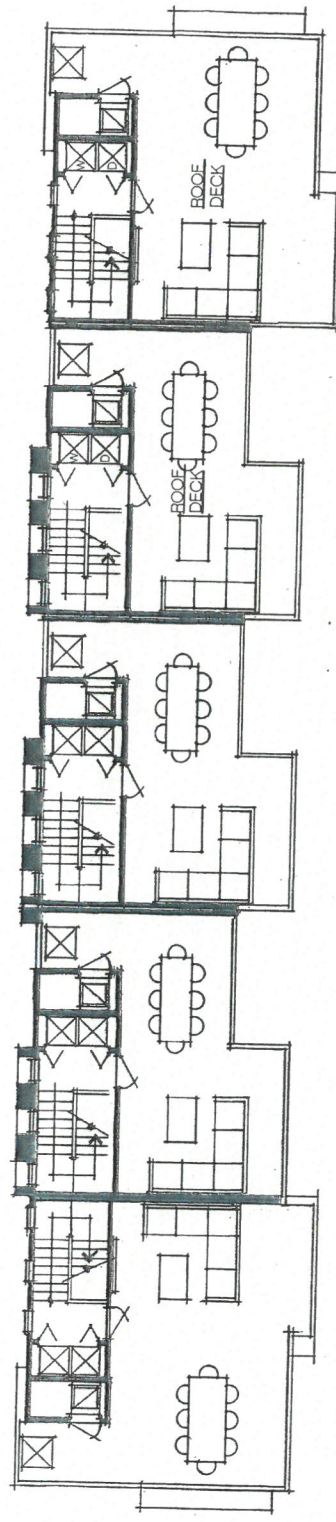
Building 200



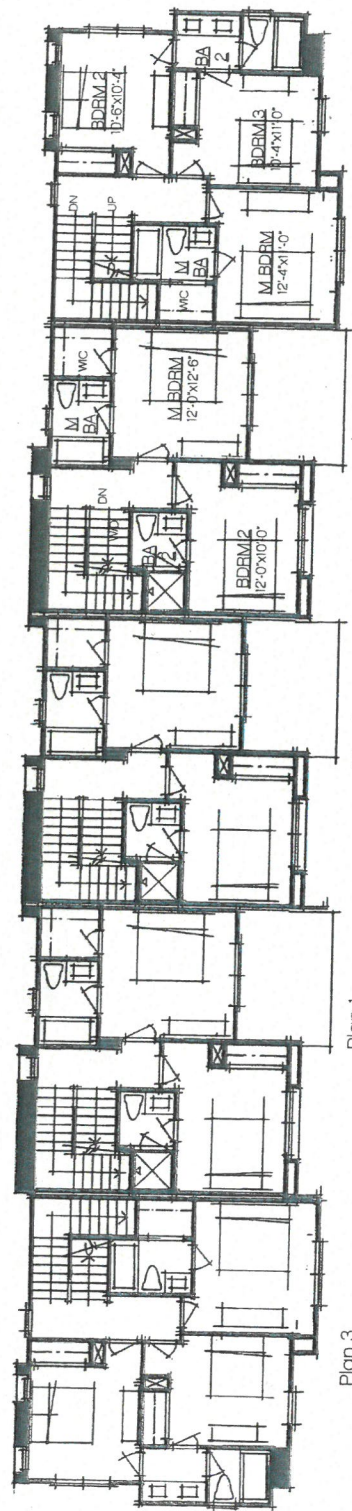
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Roof Plan



Third Floor

Plan 1  
1,190 SF  
2 Bdrm / 2.5 Bath  
2 Car Garage

Plan 3  
1,390 SF  
3 Bdrm / 2.5 Bath  
2 Car Garage

Conceptual Floor Plans  
5-Plex Townhomes

Building 200



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WWW.WILLIAMHEZMALACHARCHITECTS.COM

**A2.1**



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-2015387- 09/12/16  
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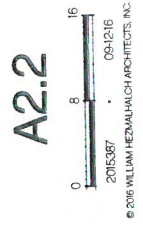




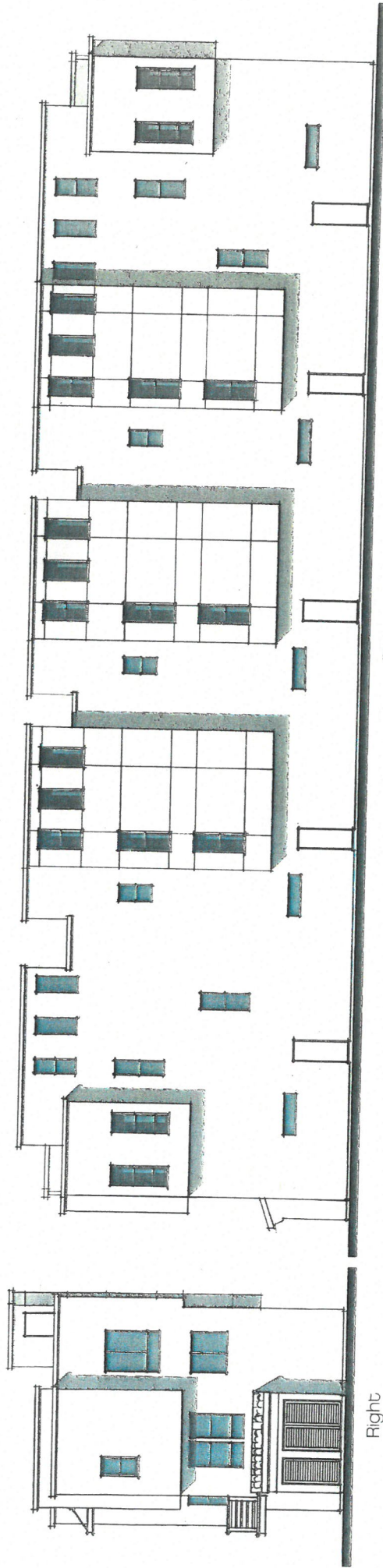
Front (Street)

Conceptual Elevation  
5-Plex Townhomes

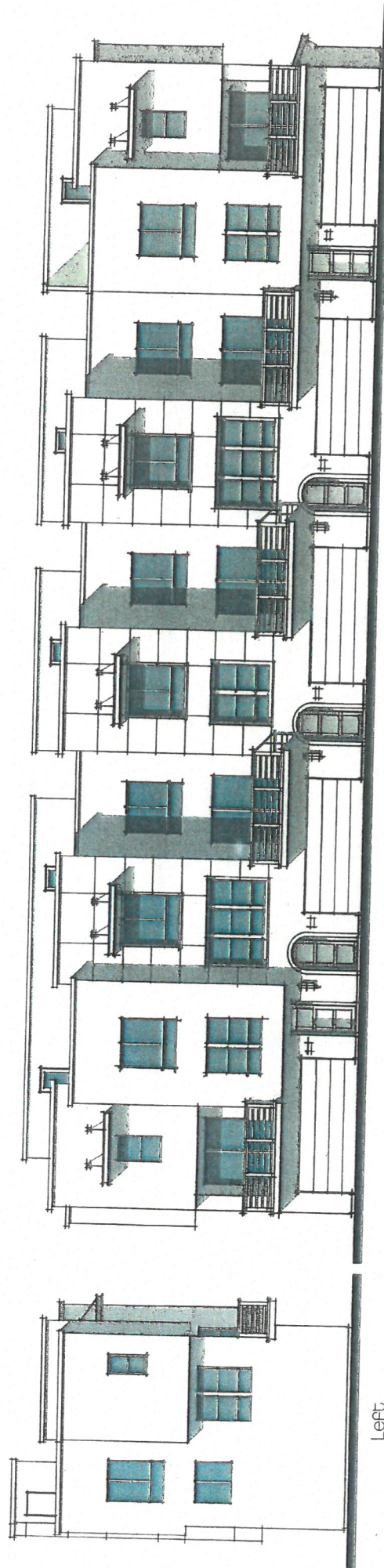
Building 200







Right



Left

Front (Street)

Conceptual Elevation  
5-Plex Townhomes

Building 200

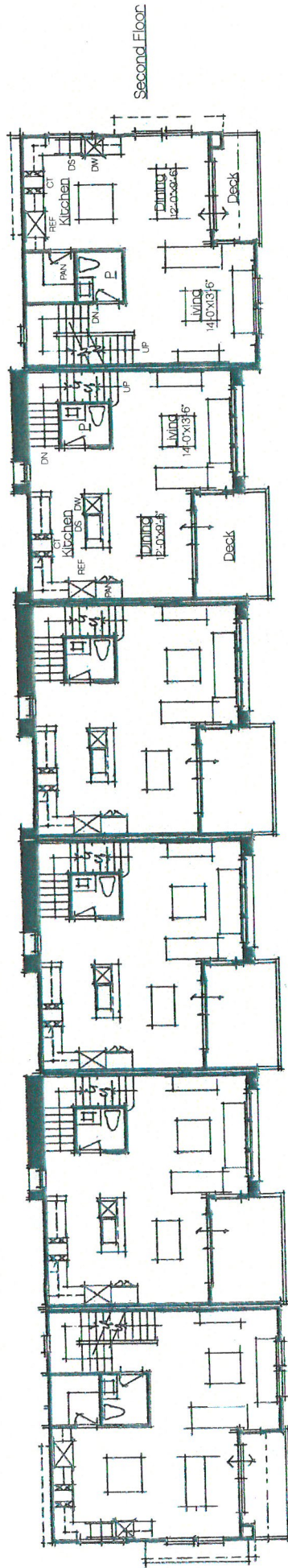


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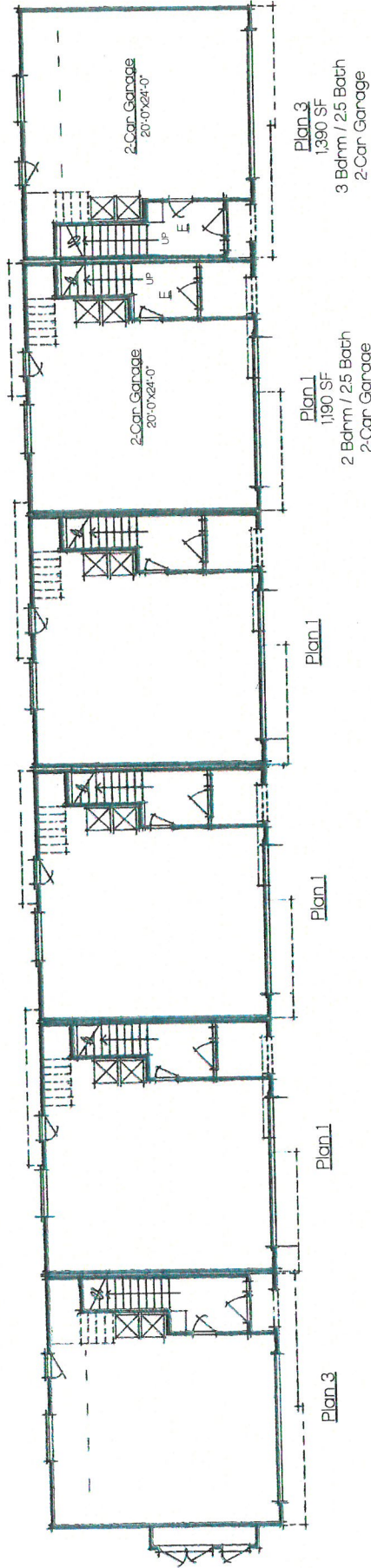
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First Floor

Second Floor



Plan 3  
1,390 SF  
3 Bdrm / 2.5 Bath  
2-Car Garage

Plan 1  
1,190 SF  
2 Bdrm / 2.5 Bath  
2-Car Garage

Plan 1

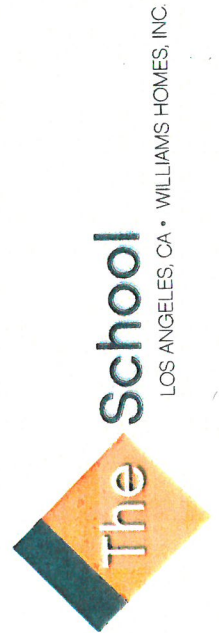
Plan 1

Plan 1

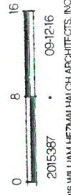
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Conceptual Floor Plans  
6-Plex Townhomes

Building 300

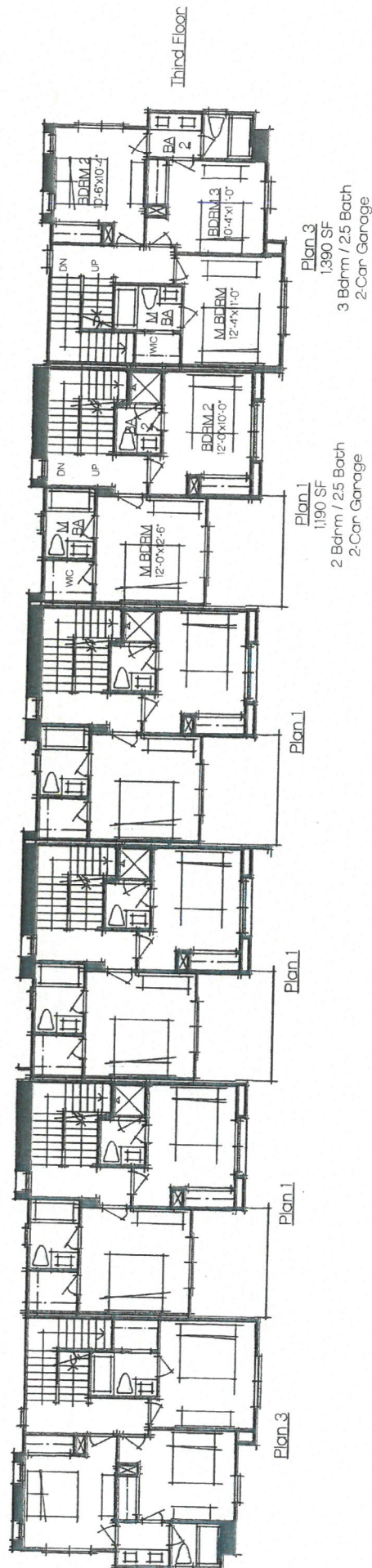
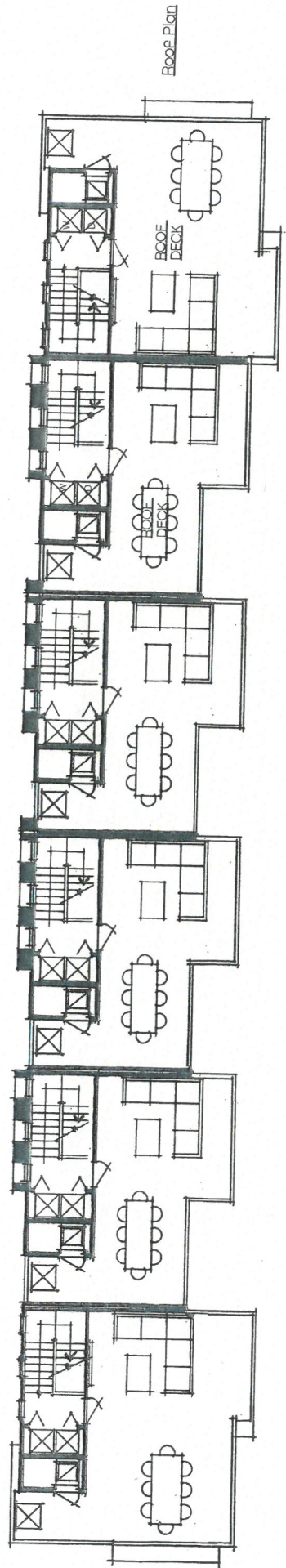


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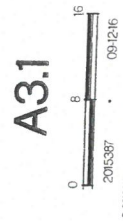
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Conceptual Floor Plans  
6-Plex Townhomes

Building 300



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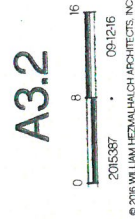




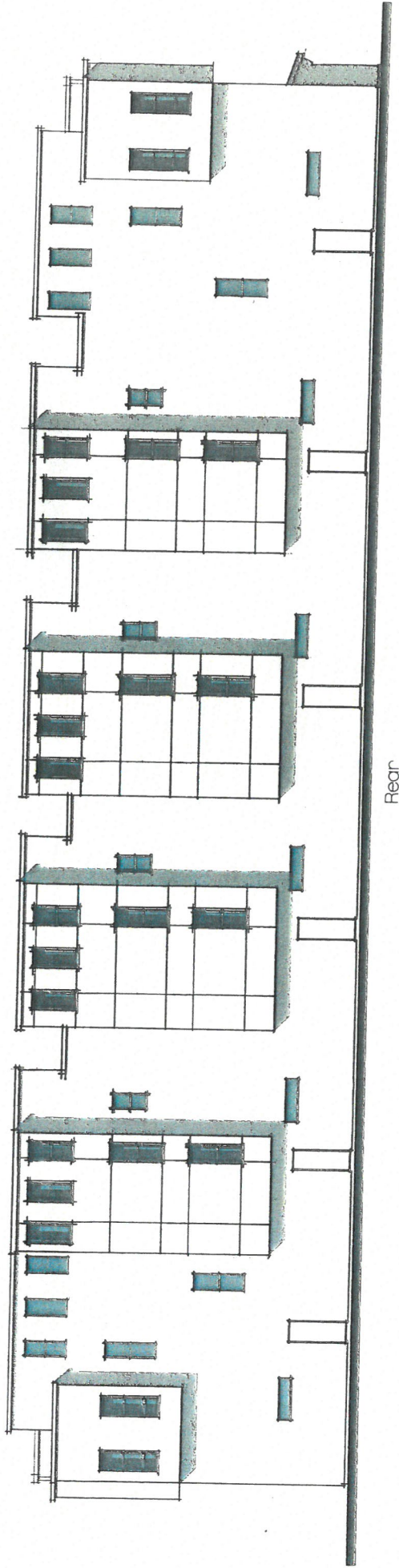
Front (Street)

Conceptual Elevation  
6-Plex Townhomes

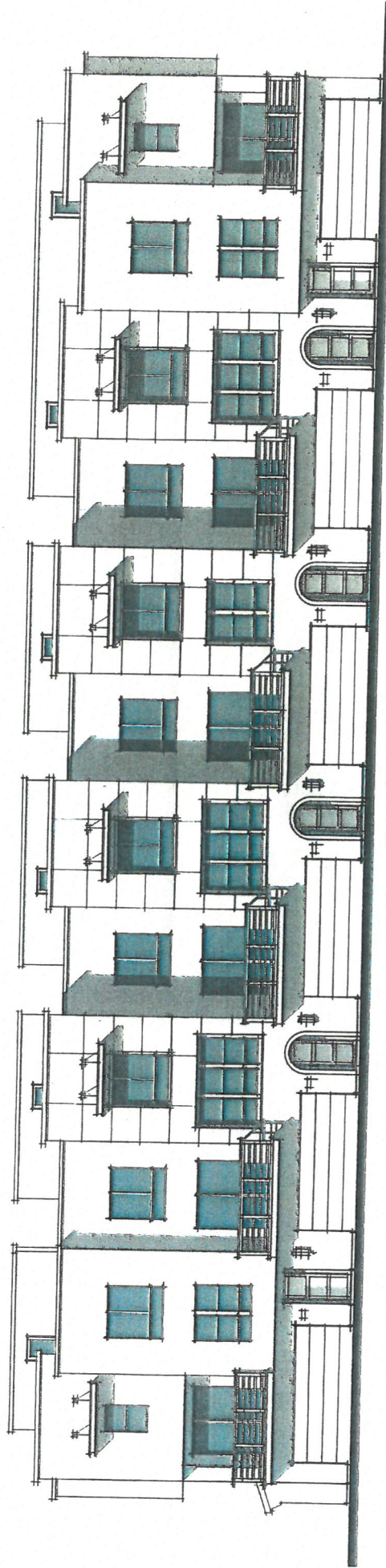
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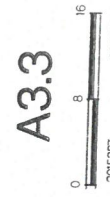
Rear



Front (Street)

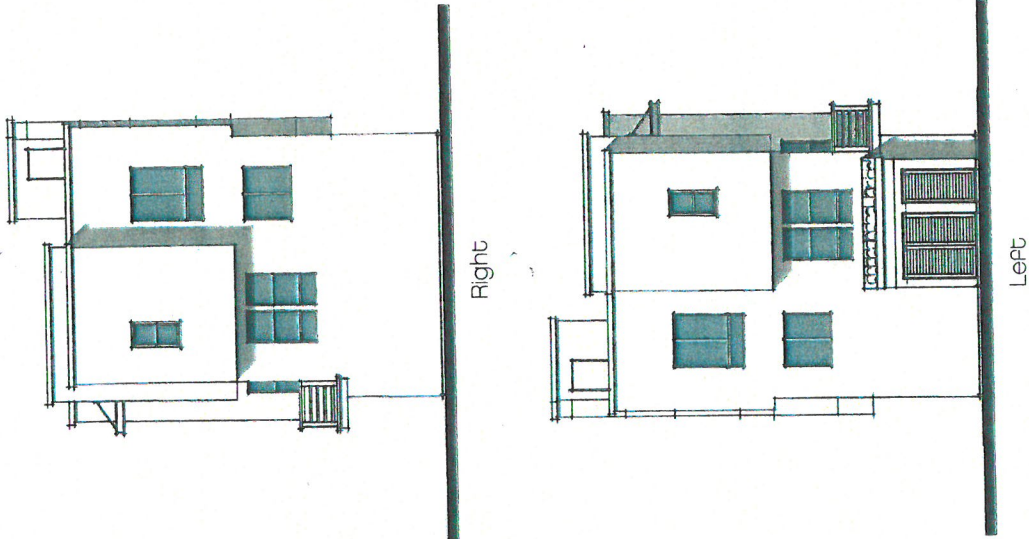
Conceptual Elevation  
6-Plex Townhomes

Building 300



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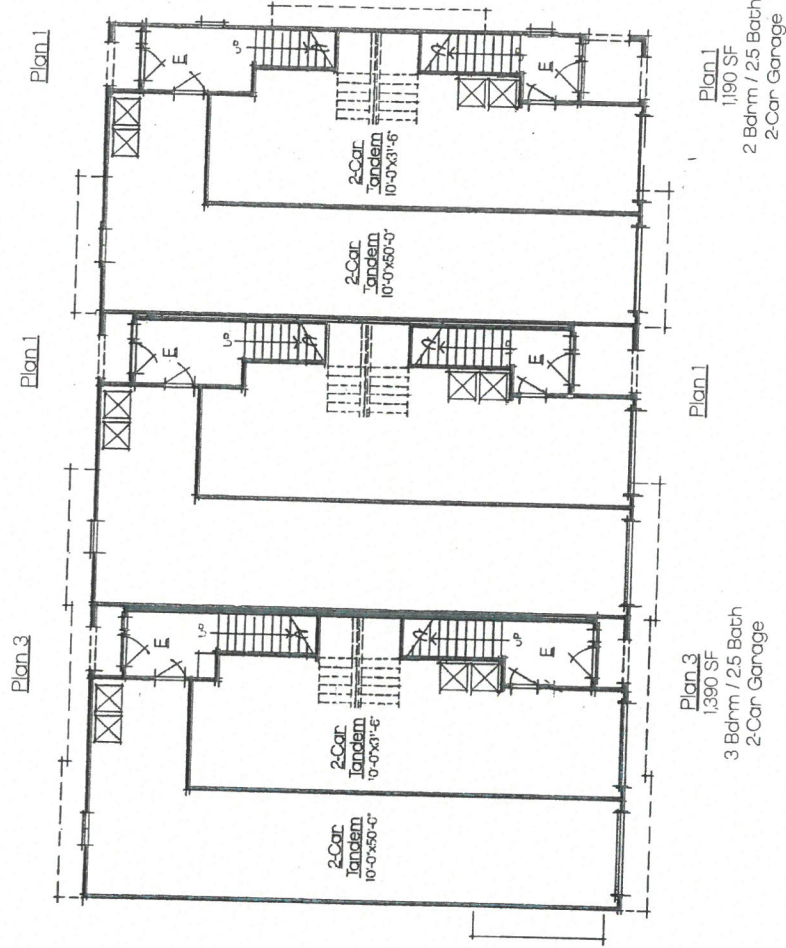
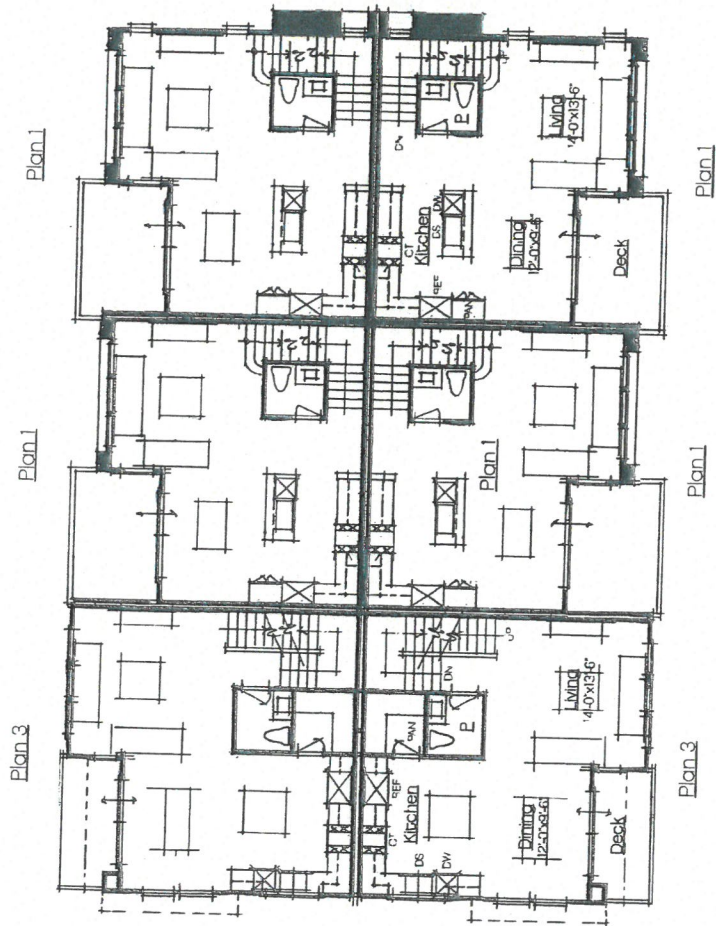




Conceptual Elevation  
6-Plex Townhomes

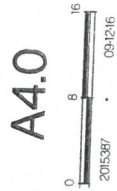
Building 300



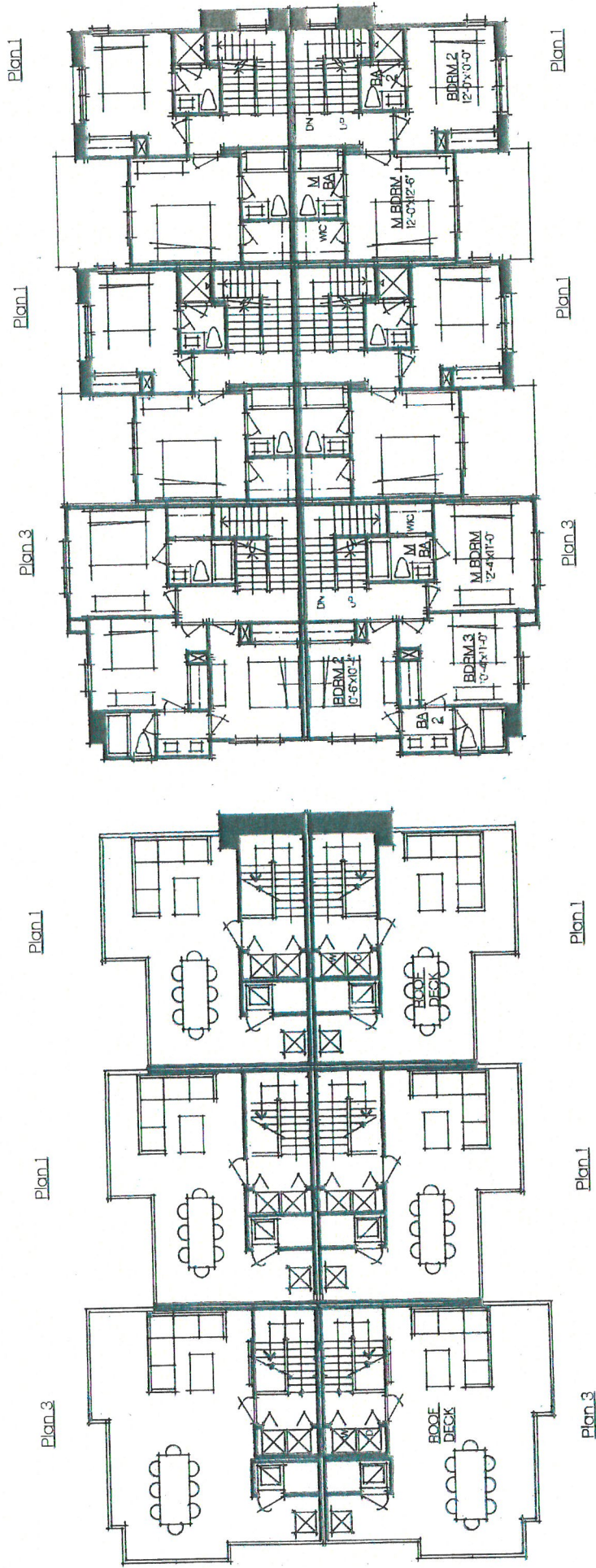


# Conceptual Floor Plans 6-Plex Townhomes

Building 400







Third Floor

Roof Plan

Conceptual Floor Plans  
6-Plex Townhomes

Building 400



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A4.1



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Conceptual Elevation  
6-Plex Townhomes

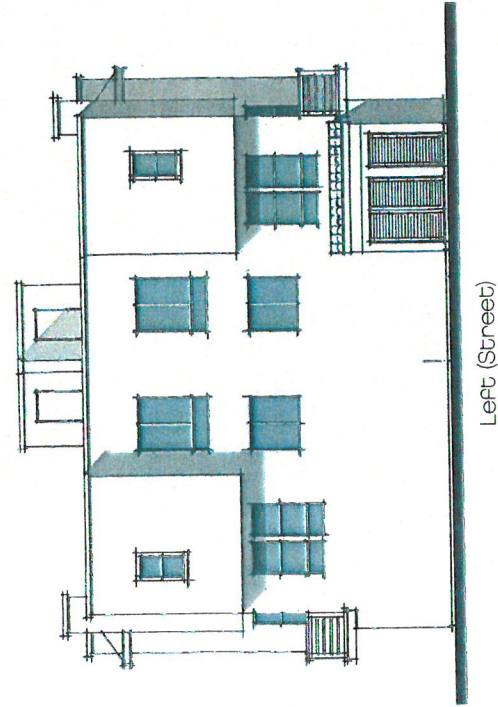
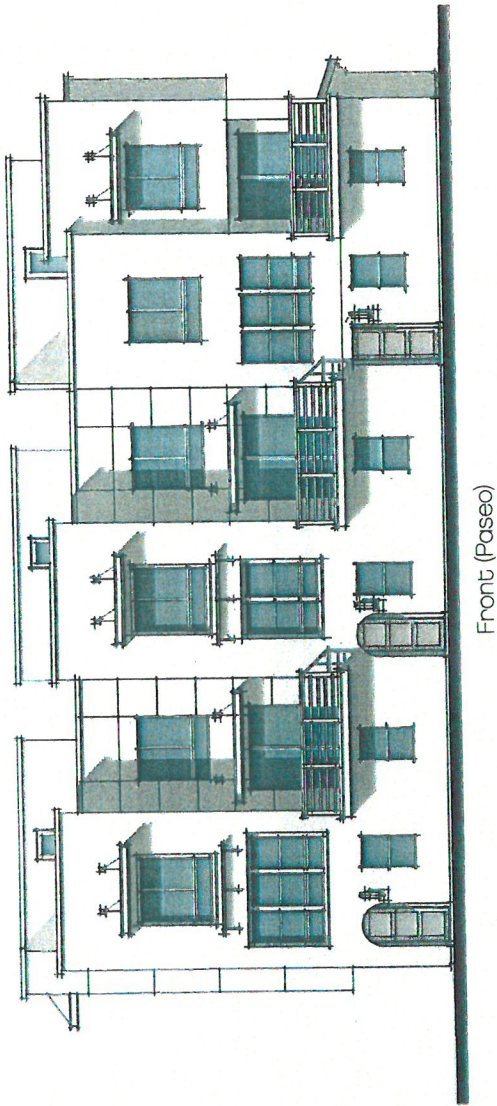
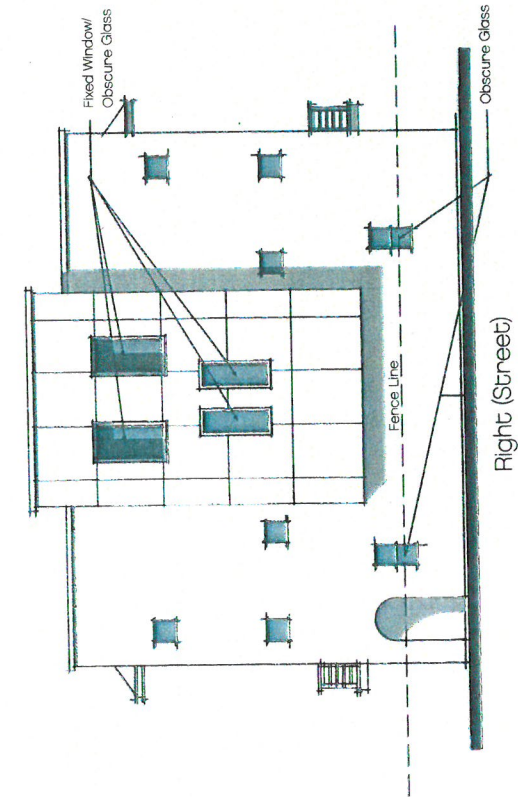
Building 400



Front (Street)

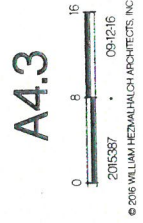




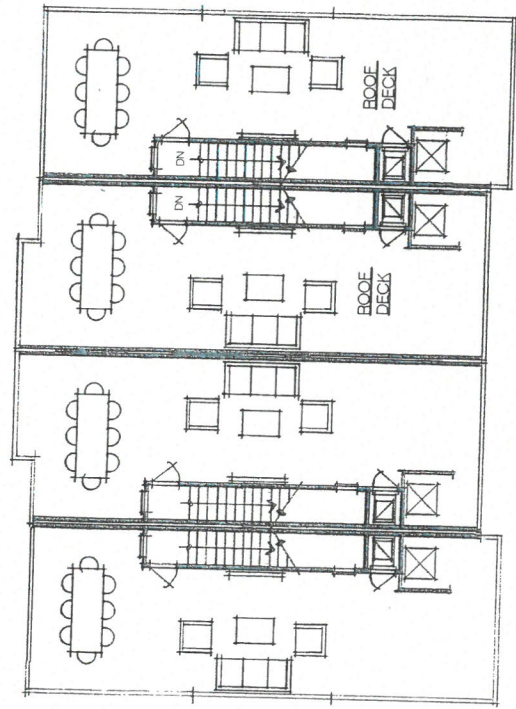


Conceptual Elevation  
6-Plex Townhomes

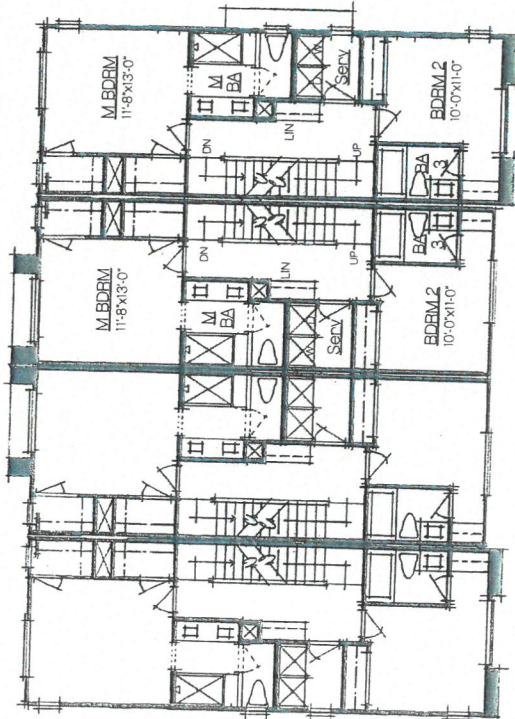
Building 400



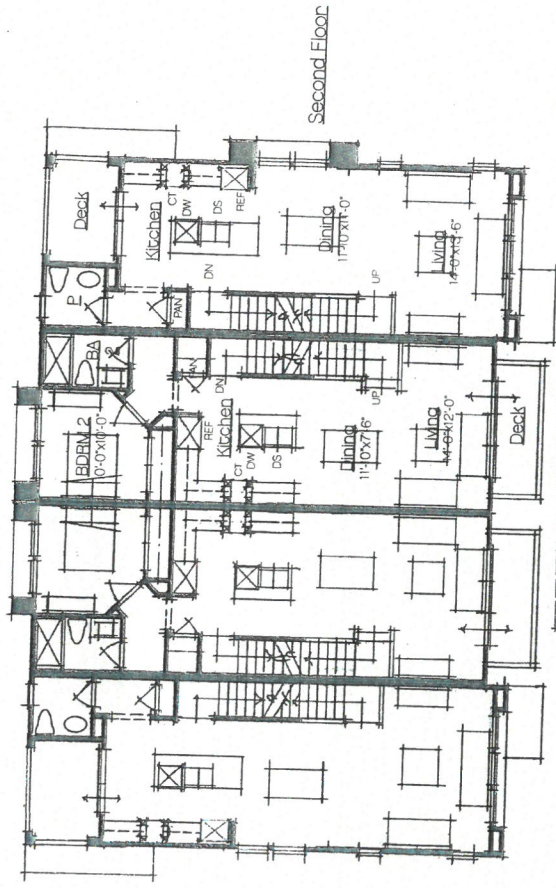




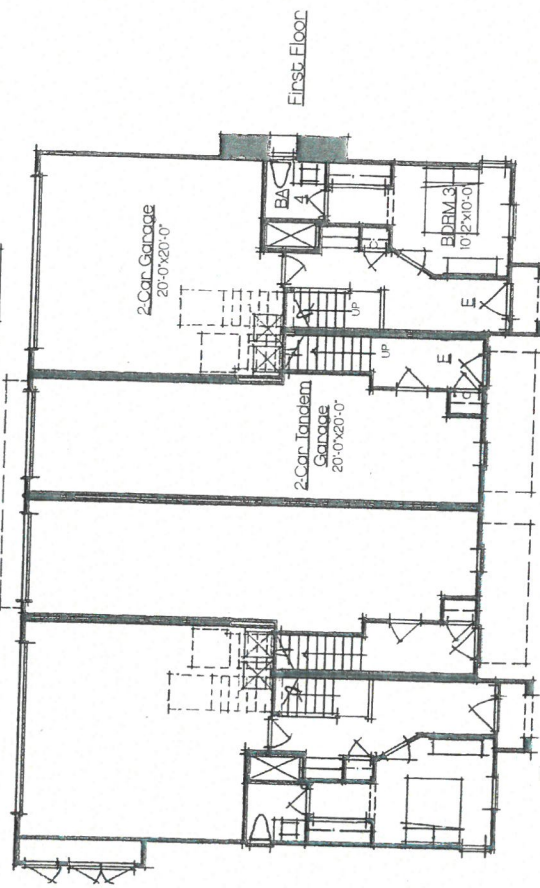
Roof Plan



Third Floor



Second Floor



First Floor

Conceptual Floor Plans  
4-Plex Townhomes

Building 500



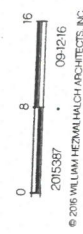
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ARCHITECTS, INC.  
10000 WILSON AVENUE, SUITE 200, WEST LA, CA 90046  
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WWW.WHARCHITECTS.COM

**A5.0**



Plan 2 1341 SF  
3 Bdrm / 3 Bath  
2-Car Tandem

Plan 4 1543 SF  
3 Bdrm / 3.5 Bath  
2-Car Garage





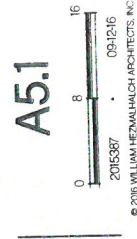
Front (Paseo)

Conceptual Elevation  
4-Plex Townhomes

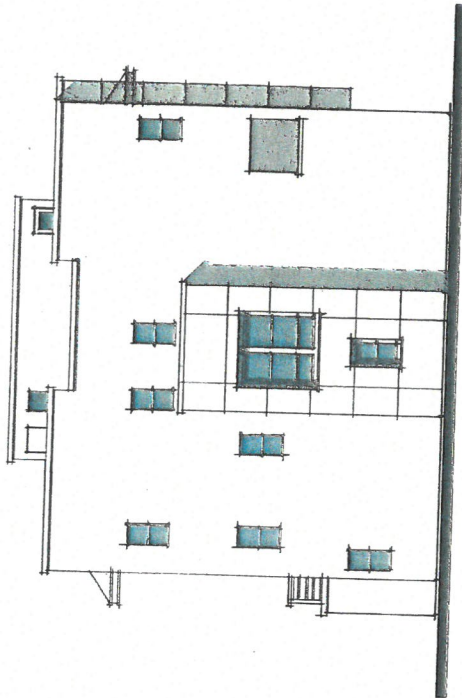
Building 500



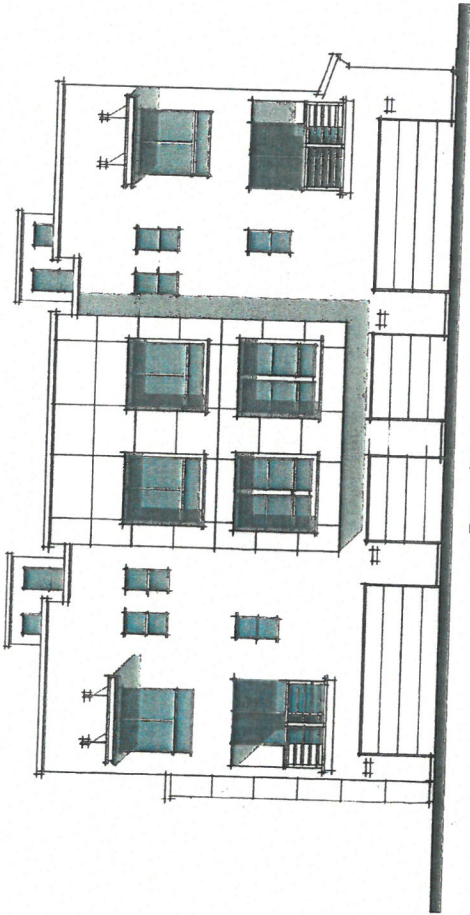
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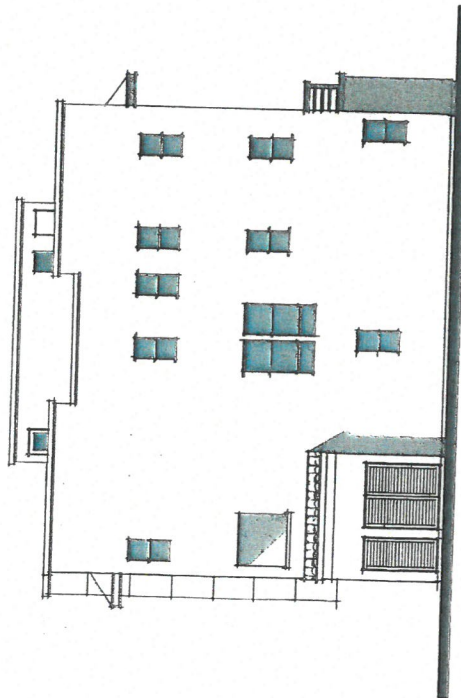




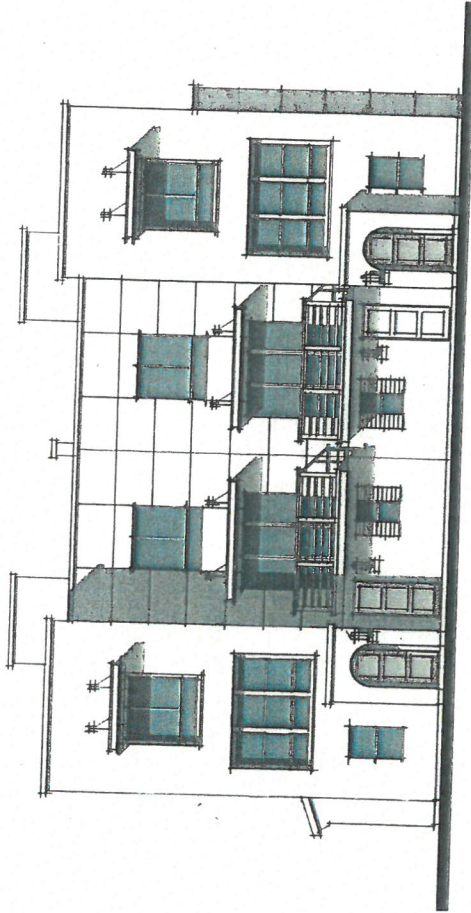
Right



Rear (Street)



Left



Front (Paseo)

Conceptual Elevation  
4-Plex Townhomes

Building 500



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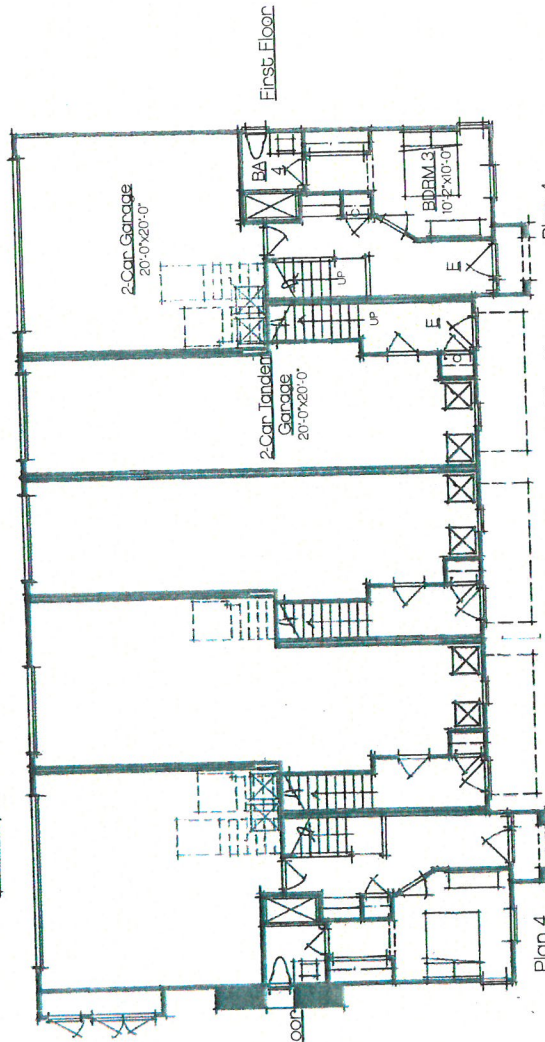
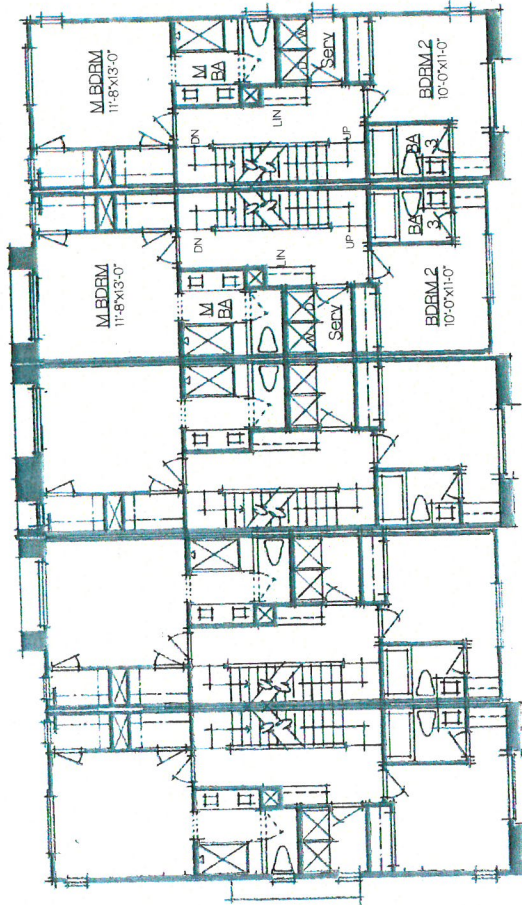
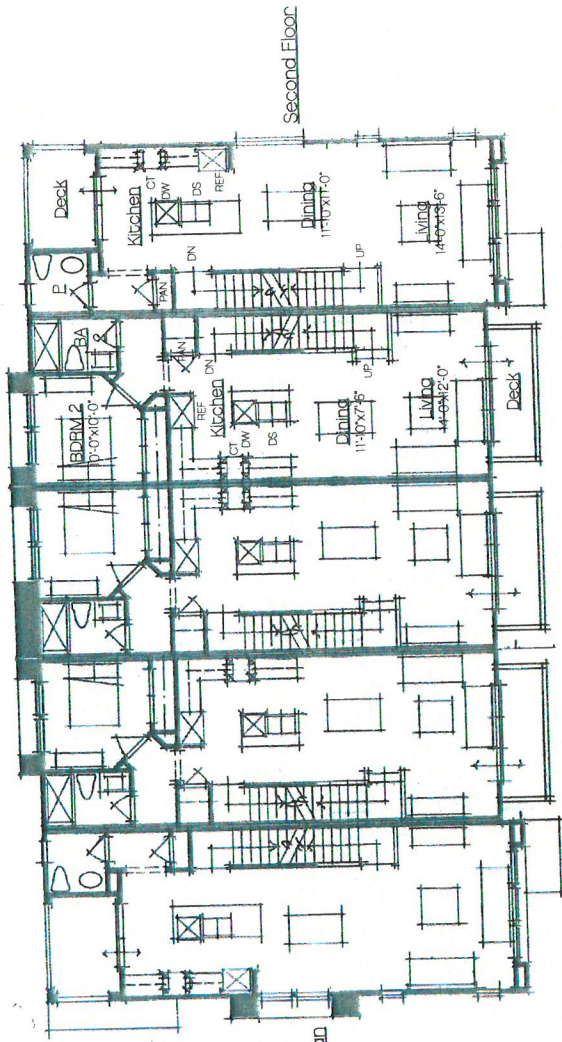
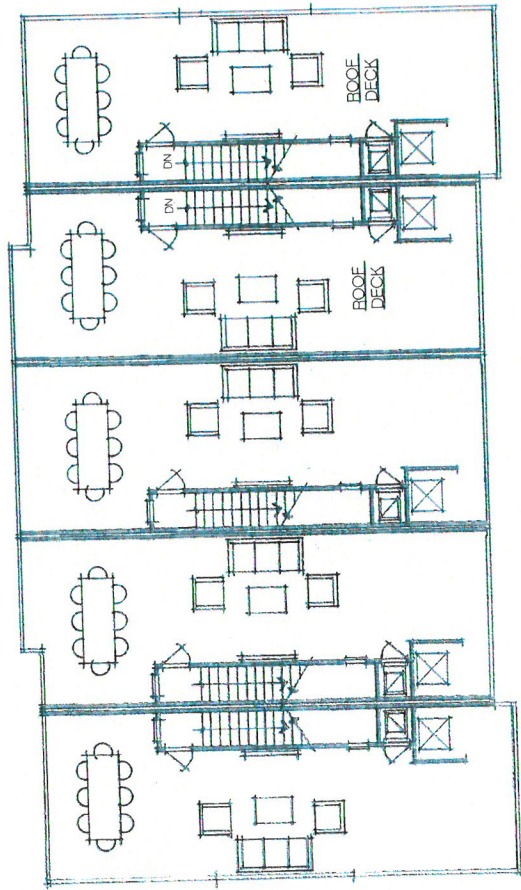


A5.2



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Conceptual Floor Plans  
5-Plex Townhomes

Building 600

A6.0

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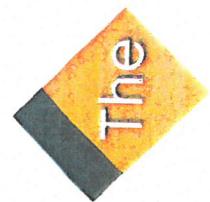
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Plan 2 1341 SF  
3 Bdrm / 3.5 Bath  
2-Car Tandem

Plan 4 1543 SF  
3 Bdrm / 3.5 Bath  
2-Car Garage

**The School**  
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**The School**

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Front (Paseo)

Conceptual Elevation  
5-Plex Townhomes

Building 600

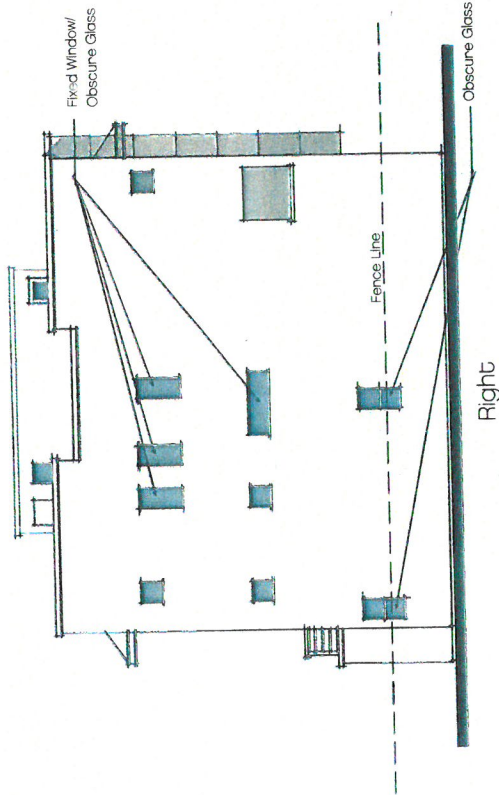


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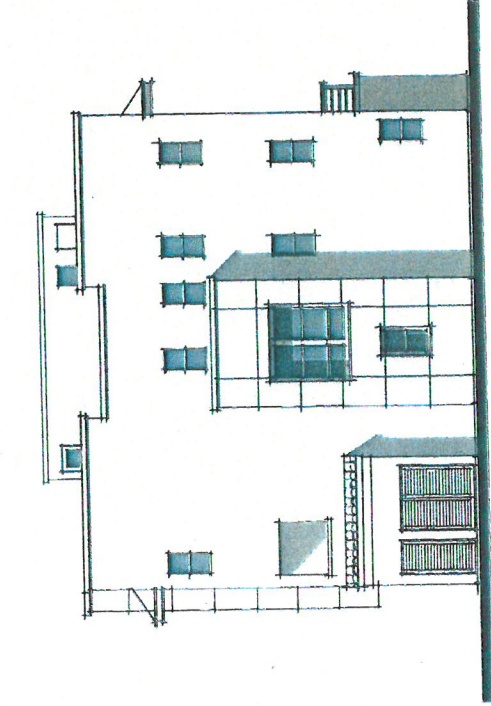
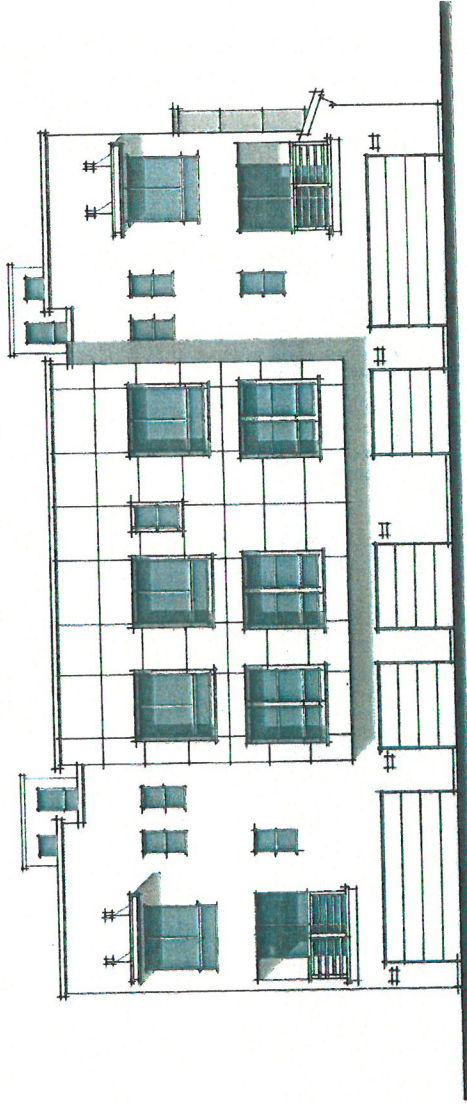


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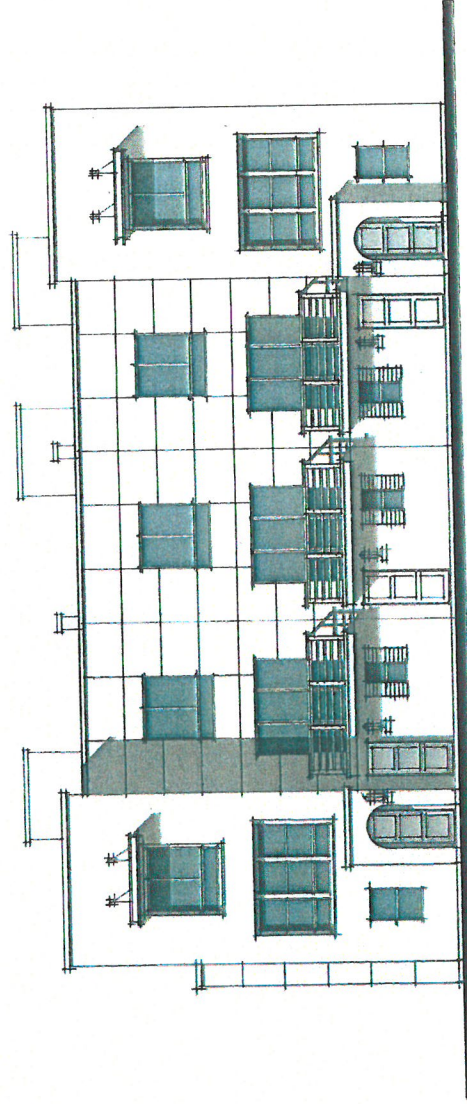




Right



Left



Front (Paseo)

Conceptual Elevation  
5-Plex Townhomes

Building 600



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Rendering 2

**The School**  
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R2

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Rendering 3





Rendering 4





### Project Summary

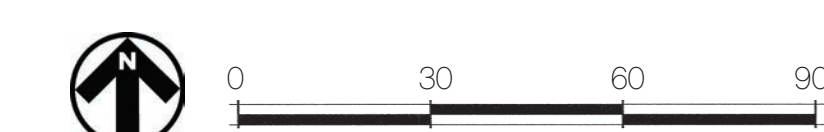
Total Site Area:	± 3.13 Acres
Total Units:	75 Homes <ul style="list-style-type: none"><li>(15) Plan 1: ± 1,190 S.F., 2 Bedroom, 2.5 Bath (s/s)</li><li>(14) Plan 1: ± 1,190 S.F., 2 Bedroom, 2.5 Bath (tandem)</li><li>(16) Plan 2: ± 1,341 S.F., 3 Bedroom, 3 Bath (tandem)</li><li>(10) Plan 3: ± 1,390 S.F., 3 Bedroom, 2.5 Bath (s/s)</li><li>(8) Plan 3: ± 1,390 S.F., 3 Bedroom, 2.5 Bath (tandem)</li><li>(12) Plan 4: ± 1,543 S.F., 3 Bedroom, 3.5 Bath, Opt. Bed 4 (s)</li></ul>
Density:	23.96 Homes per Acre
Parking:	
Required:	169 Spaces (2.25 spaces per home) <ul style="list-style-type: none"><li>(75) Homes x 2.0 Spaces = 150 Spaces</li><li>(75) Homes x 0.25 Spaces = 19 Spaces</li></ul>
Provided:	169 Spaces (2.25 spaces per home) <ul style="list-style-type: none"><li>Garage: 150 Spaces</li><li>Parallel: 10 Spaces (8' x 26')</li><li>Head In: 9 Spaces (9' x 18')</li></ul>
Open Space:	
Required:	13,125 S.F. (175 S.F. per home) <ul style="list-style-type: none"><li>Common: 400 S.F. min. area; 15' min. dim.</li><li>Private: 50 S.F. min. area; 6' min. dim.</li></ul>
Provided:	19,104 S.F. (± 254 S.F. per home) <ul style="list-style-type: none"><li>Common: 19,104 S.F. (15' min. dimension)</li><li>Private: xx S.F. (6' min. dimension)</li></ul>
	No Roof Decks

- Notes:
1. Site plan is for conceptual purposes only.
  2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
  3. Base information per civil engineer.
  4. Civil engineer to verify all setbacks and grading information.
  5. Building Footprints might change due to the final design elevation style.
  6. Open space area is subject to change due to the balcony design of the elevation.
  7. Building setbacks are measured from property lines to building foundation lines.

### Conceptual Illustrative Site Plan

SEPULVEDA-PLUMMER

LOS ANGELES, CA



SP

DESIGN REVIEW

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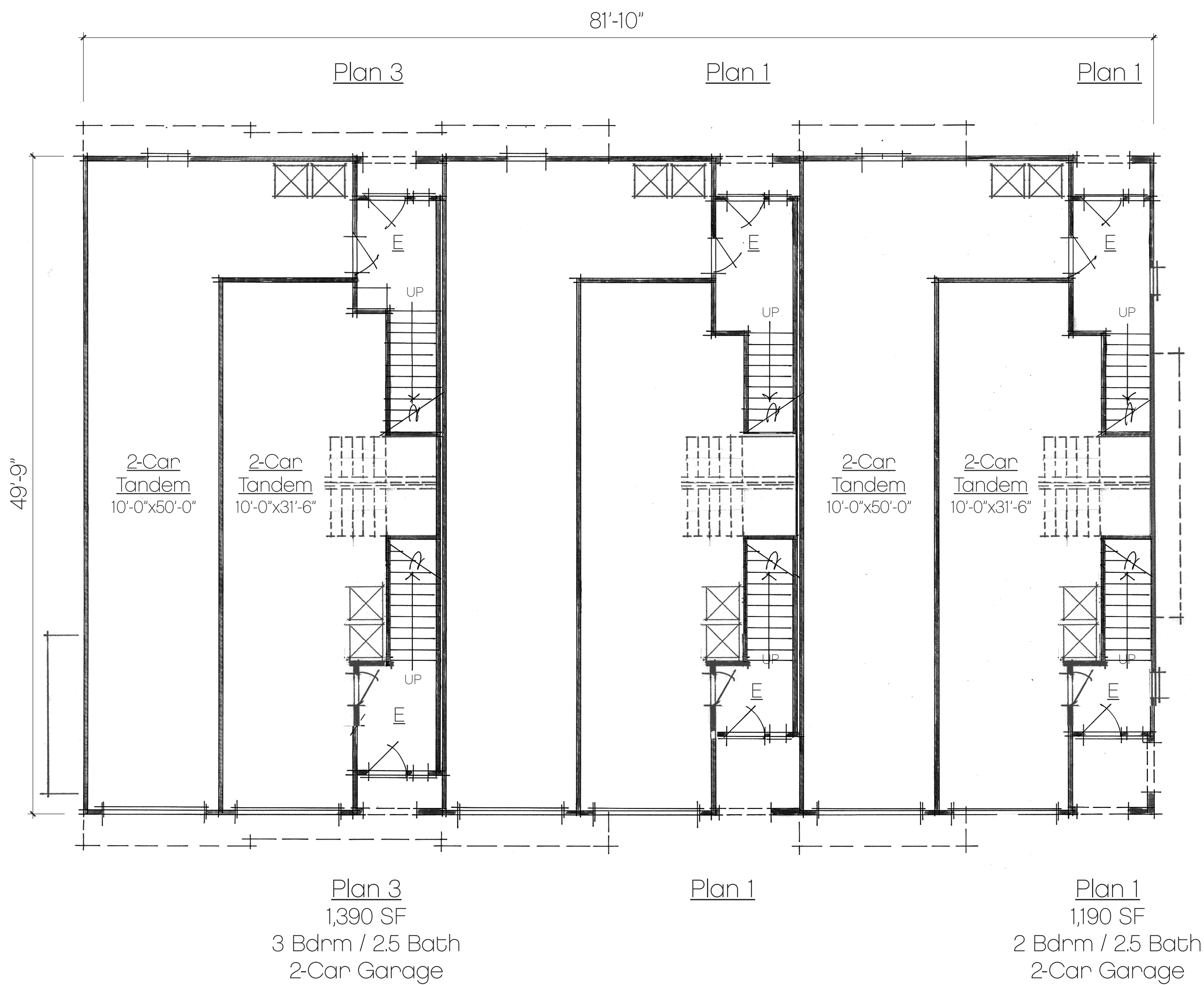
ARCHITECTS . PLANNERS . DESIGNERS

WHA

ORANGE COUNTY . LOS ANGELES . BAY AREA

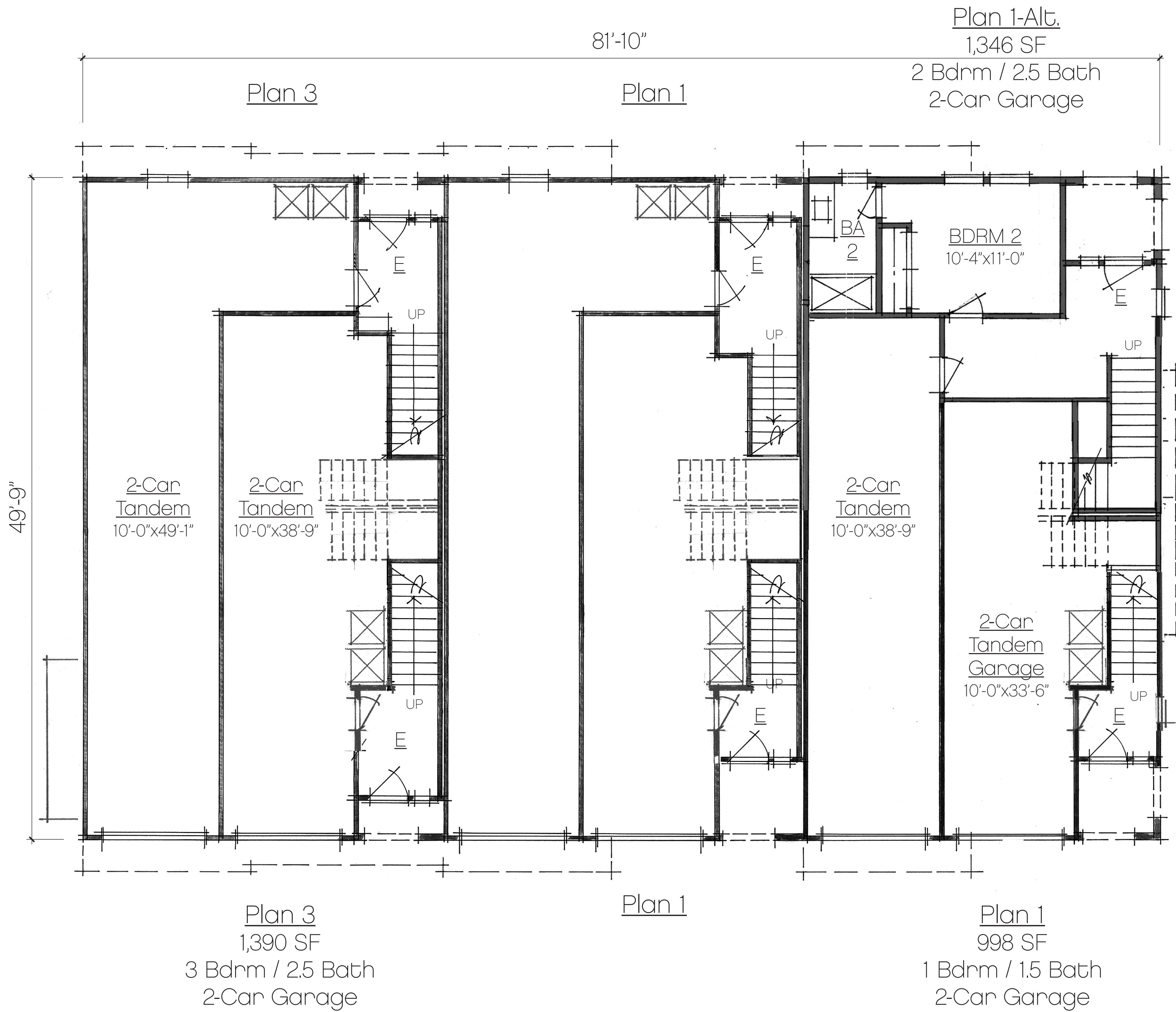


APPROVED  
9/16/2016



First Floor

PROPOSED  
1/29/2018



First Floor

BUILDING 700 6-PLEX TOWNHOMES | Conceptual Floor Plan

SEPULVEDA-PLUMMER

LOS ANGELES, CA

A4.0.1

0 2 4 8

DESIGN REVIEW

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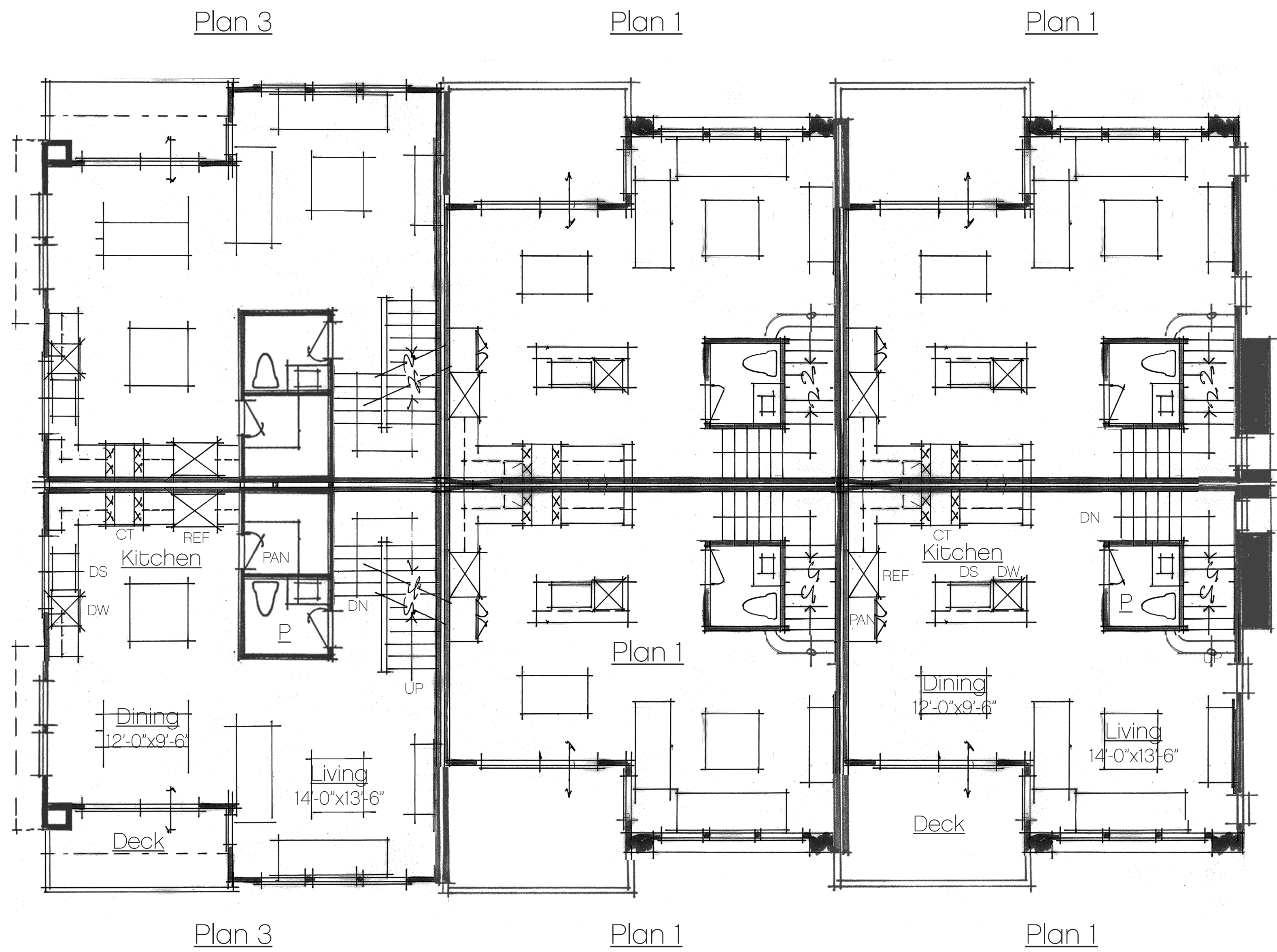
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ORANGE COUNTY . LOS ANGELES . BAY AREA

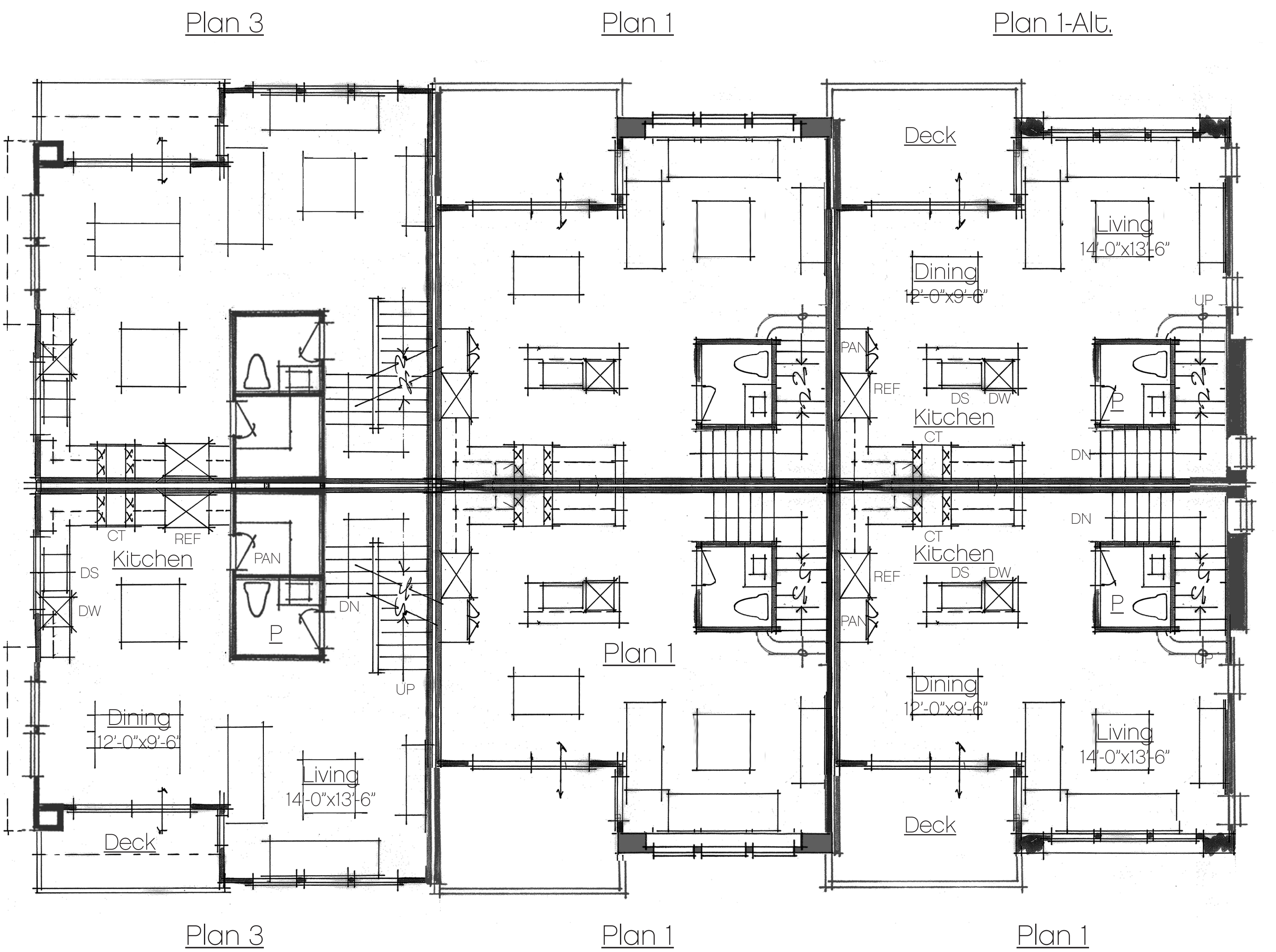


APPROVED  
9/16/2016

PROPOSED  
1/29/2018



Second Floor



Second Floor

BUILDING 700 6-PLEX TOWNHOMES | Conceptual Floor Plan

SEPULVEDA-PLUMMER

LOS ANGELES, CA

A4.0.2

0 2 4 8

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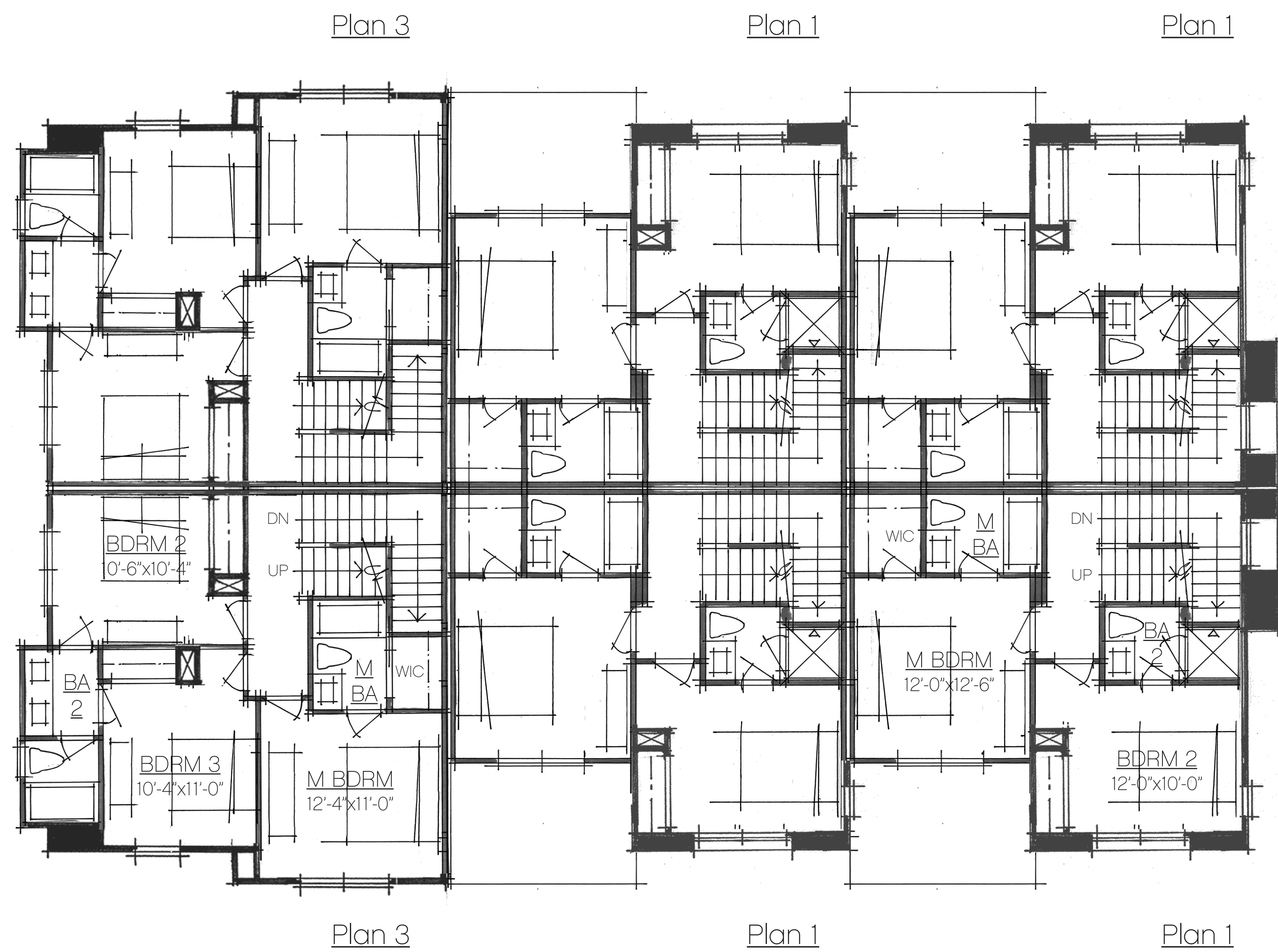
WHA

ORANGE COUNTY . LOS ANGELES . BAY AREA



APPROVED  
9/16/2016

PROPOSED  
1/29/2018



Third Floor



Third Floor

BUILDING 700 6-PLEX TOWNHOMES | Conceptual Floor Plan

SEPULVEDA-PLUMMER

LOS ANGELES, CA

A4.1.1

0 2 4 8

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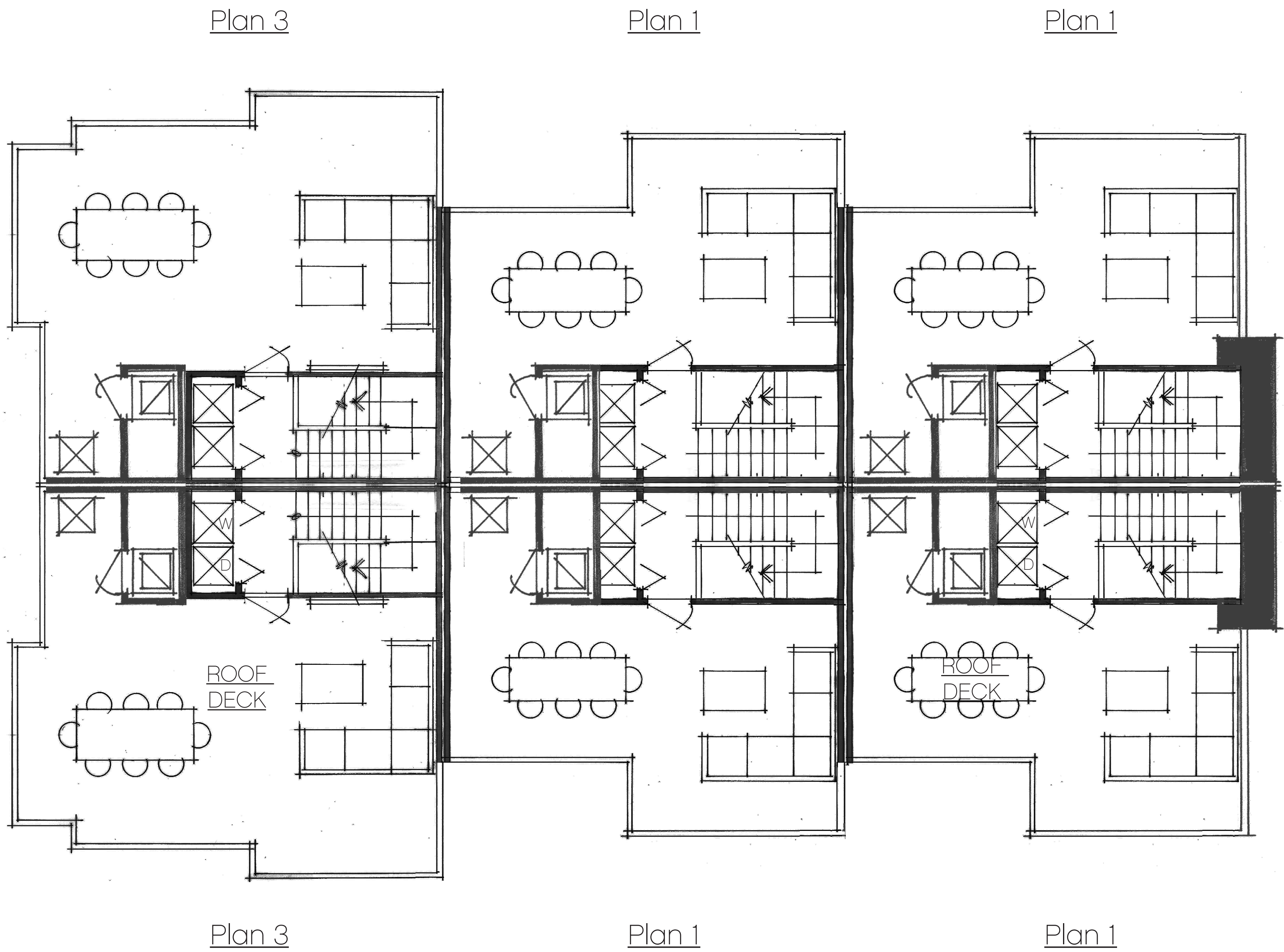
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ORANGE COUNTY . LOS ANGELES . BAY AREA

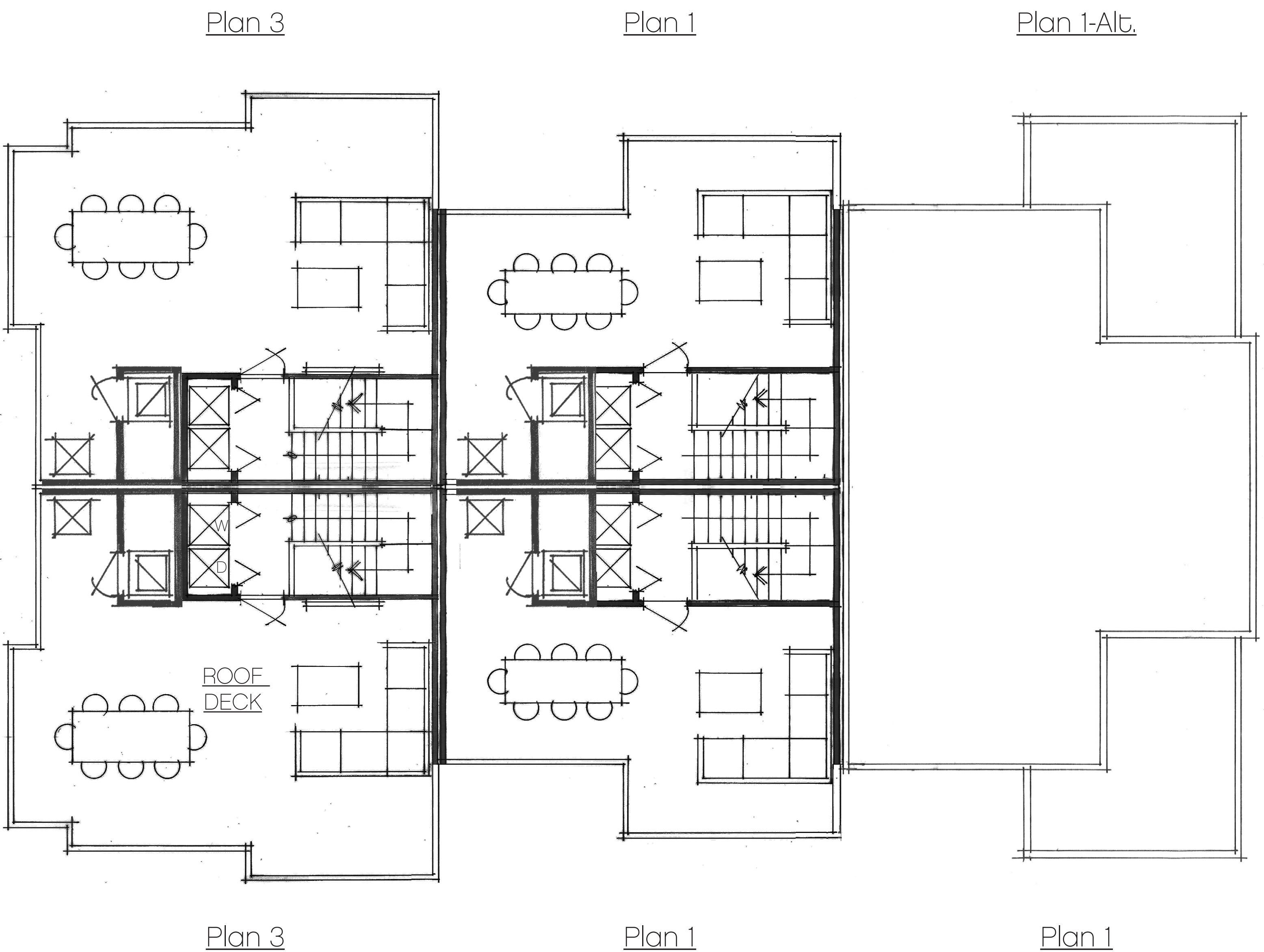


APPROVED  
9/16/2016

PROPOSED  
1/29/2018



Roof Plan



Roof Plan

BUILDING 700 6-PLEX TOWNHOMES | Conceptual Floor Plan

SEPULVEDA-PLUMMER

LOS ANGELES, CA

A4.1.2

0 2 4 8

DESIGN REVIEW

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WHA

ORANGE COUNTY . LOS ANGELES . BAY AREA



APPROVED  
9/16/2016



Front (Alley Facing)

PROPOSED  
1/29/2018



Front (Alley Facing)

Reduce Massing @  
Southern Boundary  
For Privacy to Existing  
Home Owners

Added Siding to  
Enhance Elevations

BUILDING 700 6-PLEX TOWNHOMES | Conceptual Elevation

SEPULVEDA-PLUMMER

LOS ANGELES, CA

A4.2

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Front (Paseo Facing)



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A4.3.1

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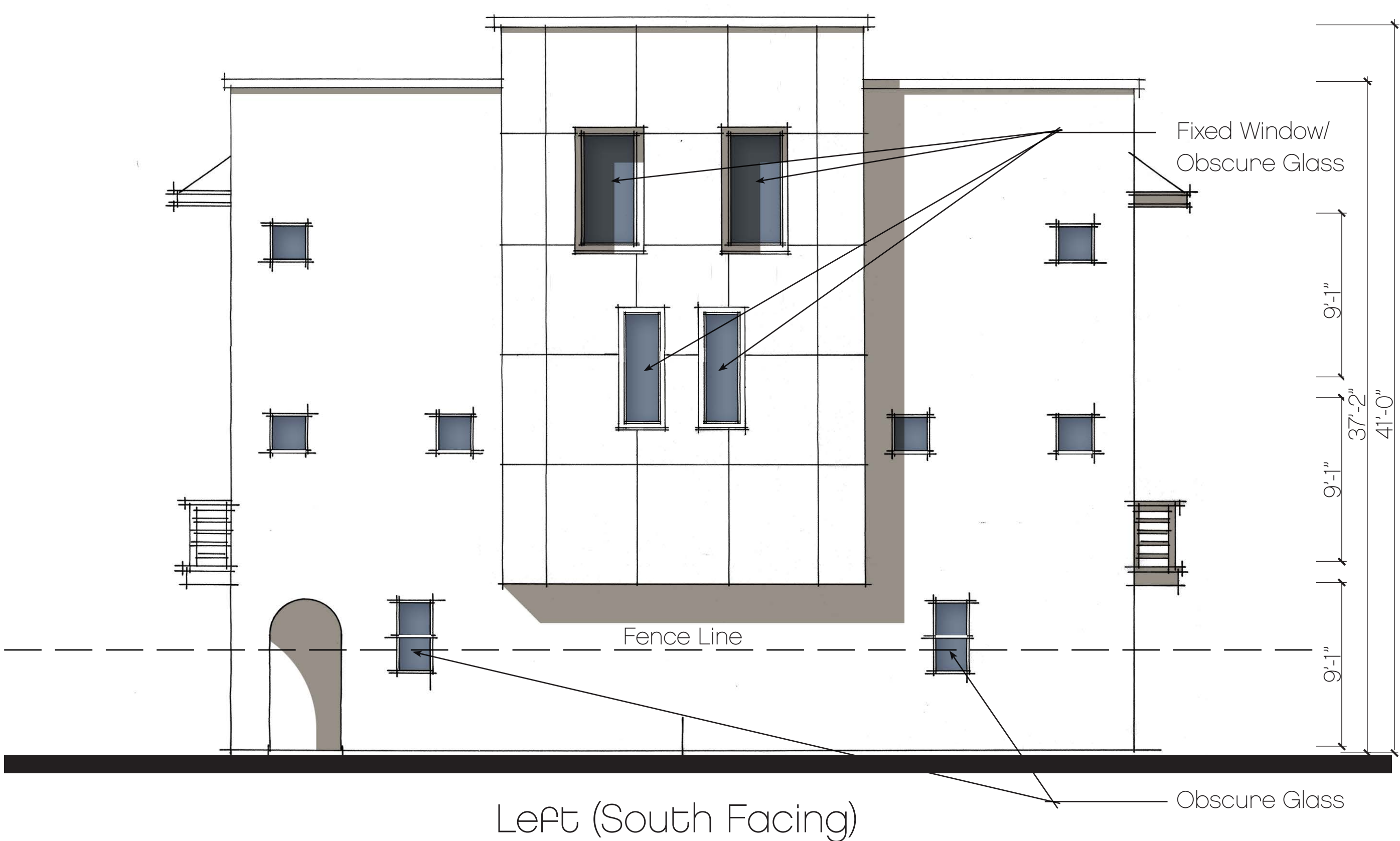
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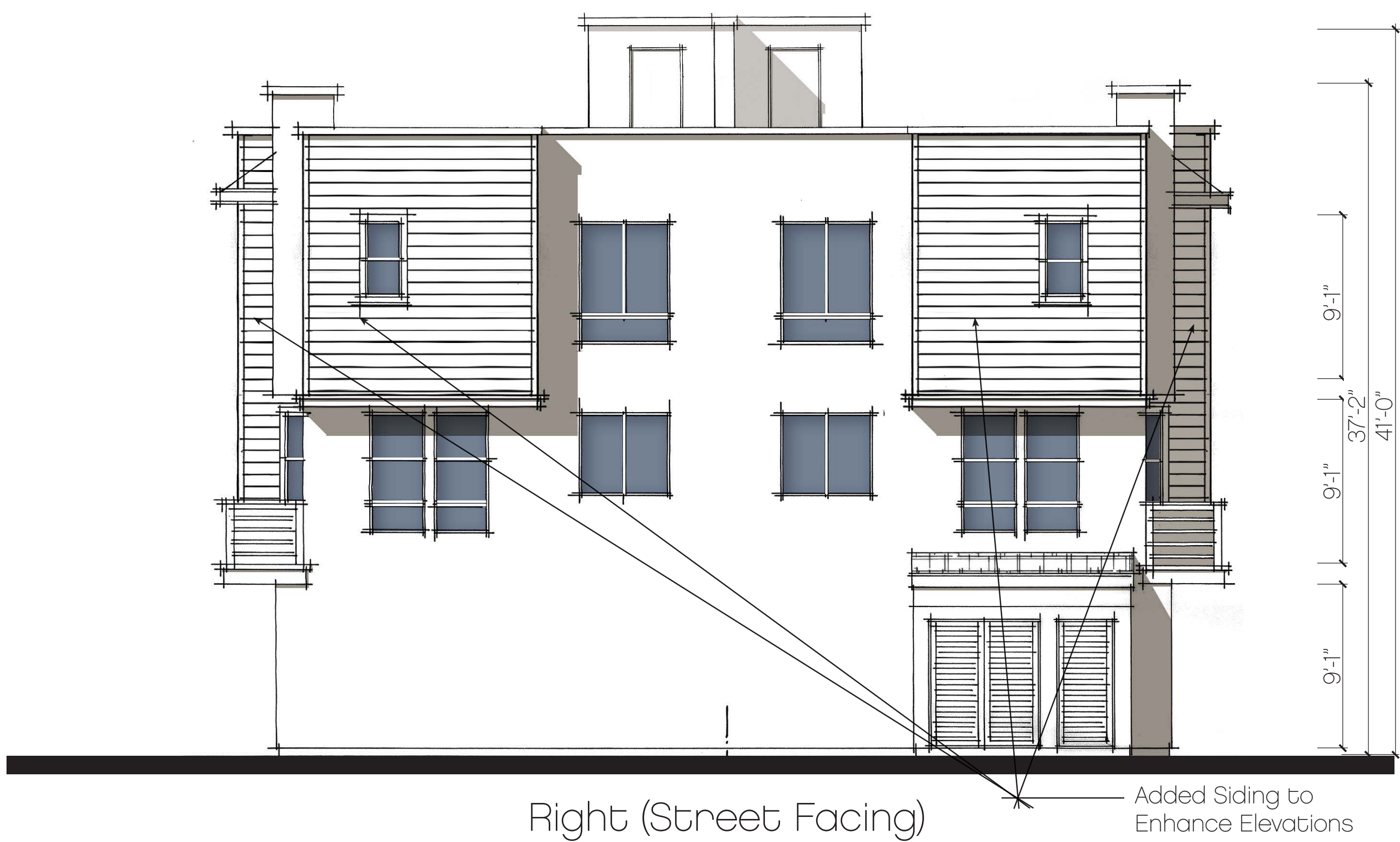
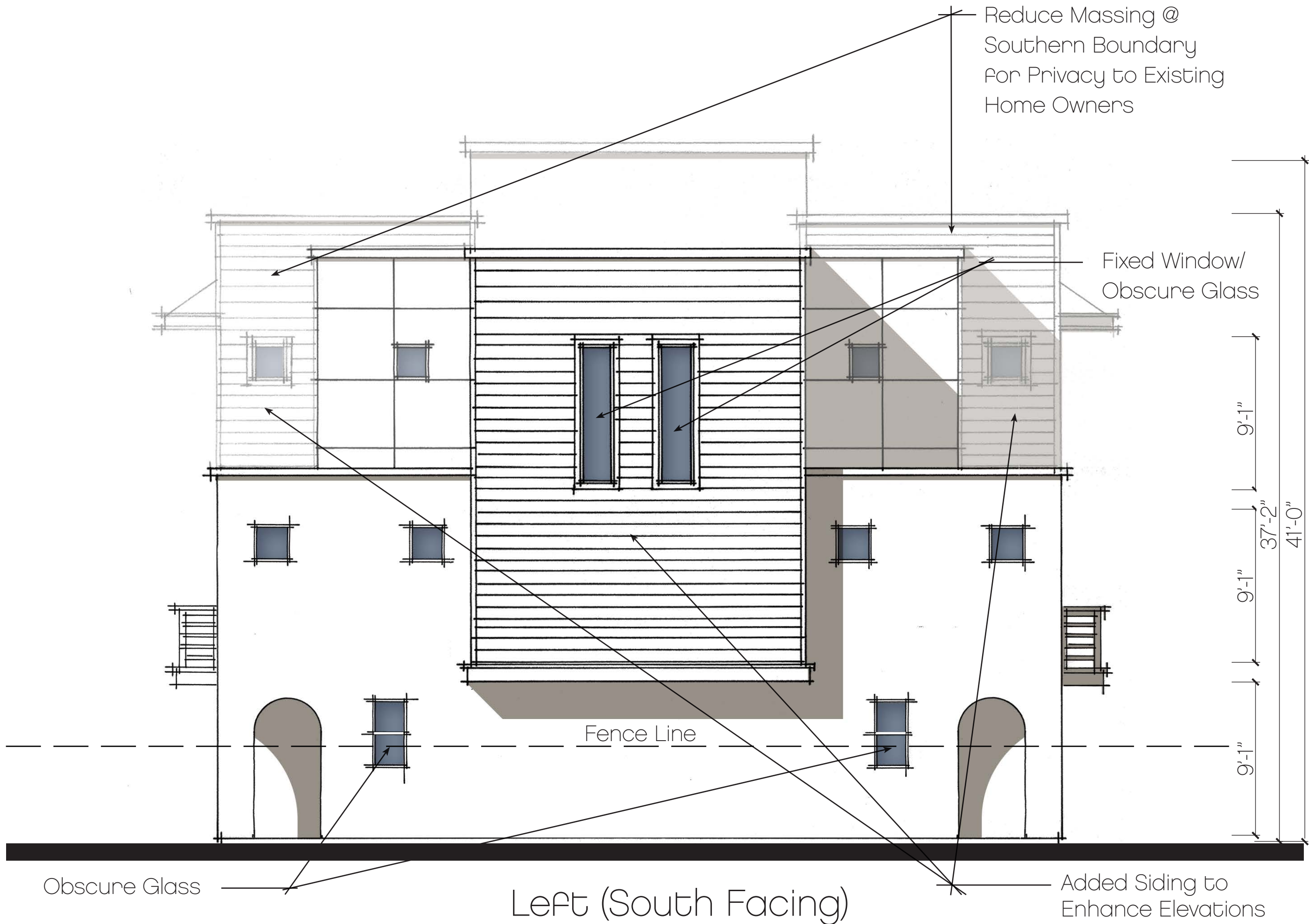
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PROPOSED  
1/29/2018



BUILDING 700 6-PLEX TOWNHOMES | Conceptual Elevations

SEPULVEDA-PLUMMER

LOS ANGELES, CA

A4.3.2

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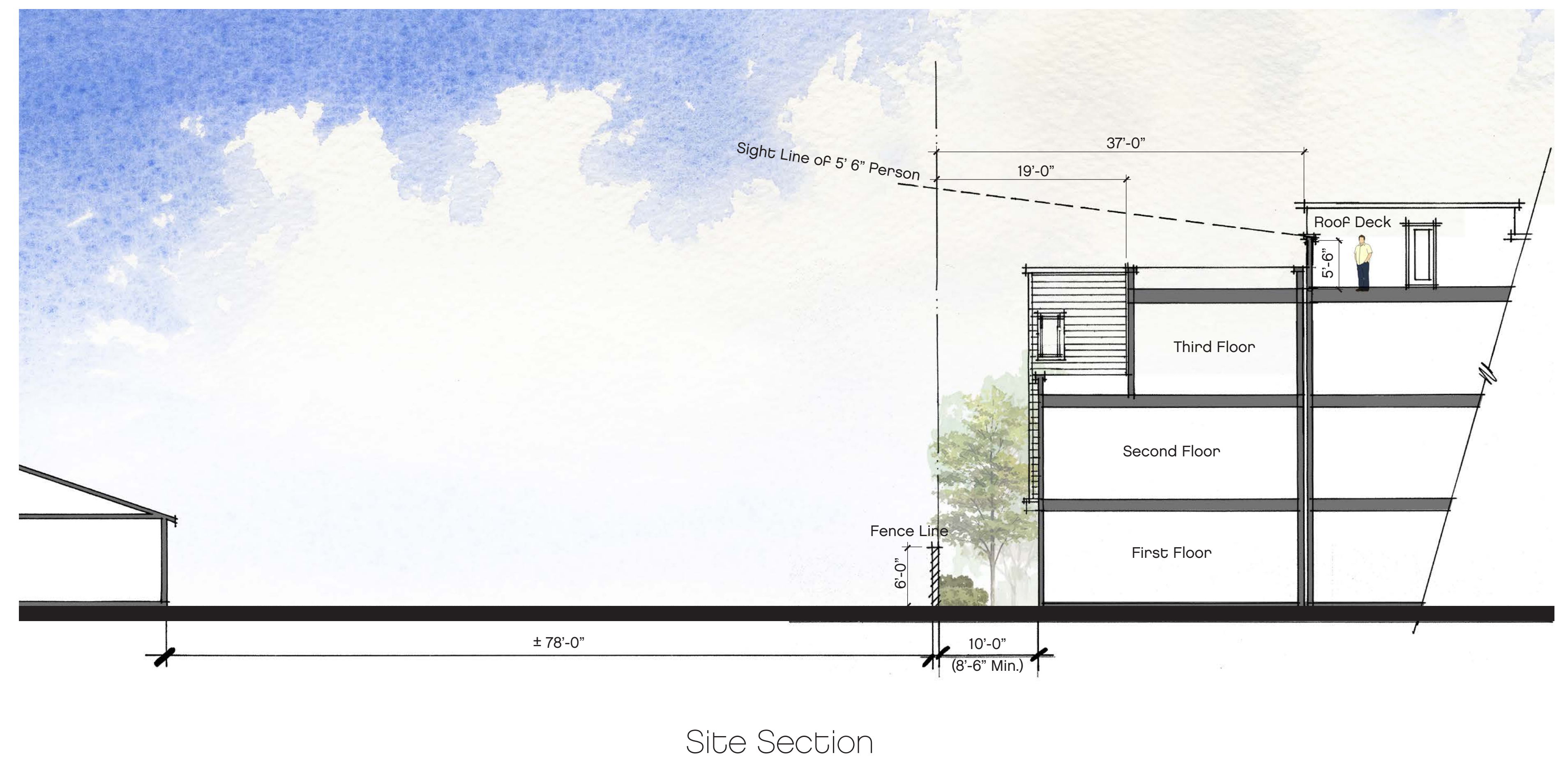
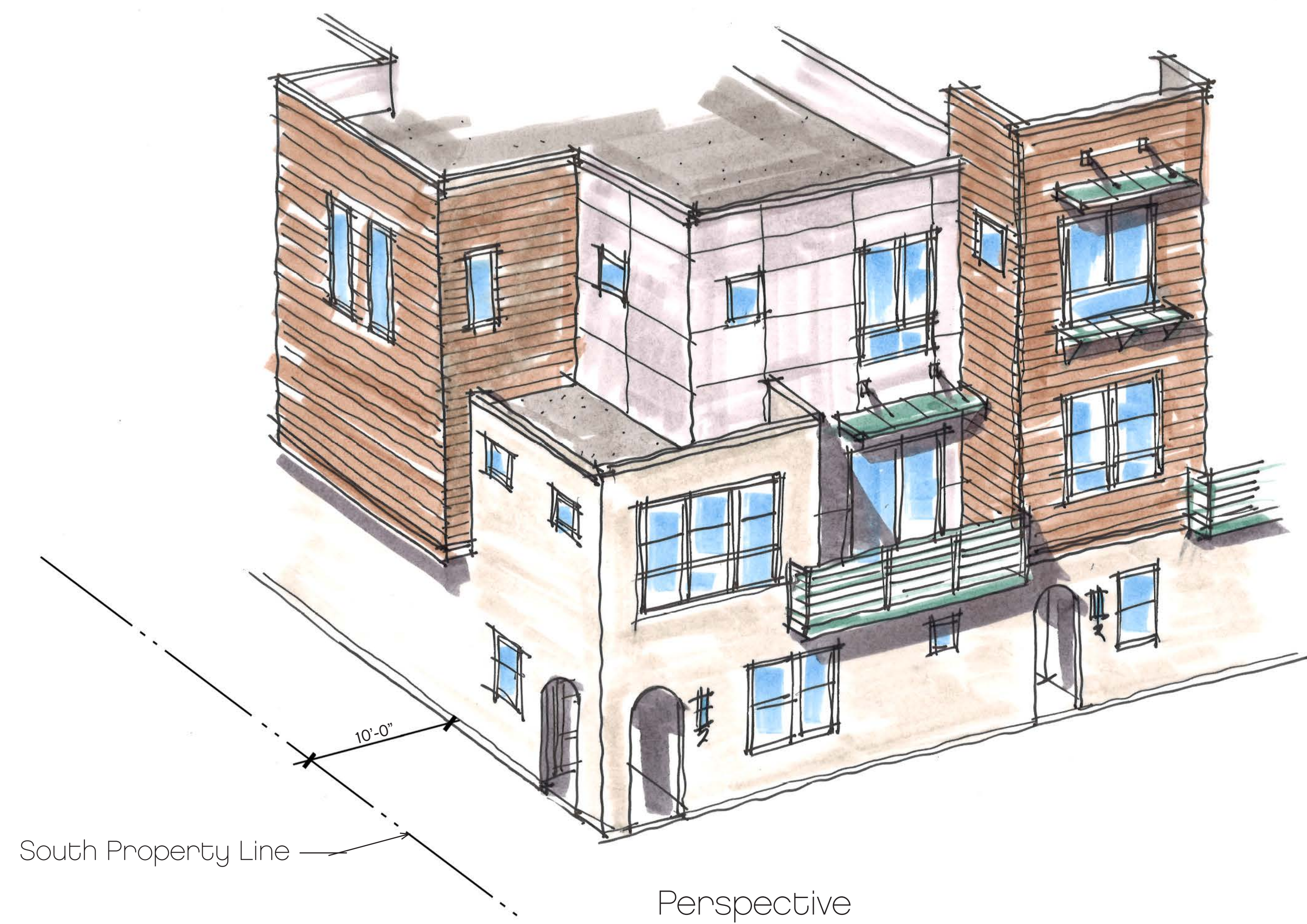
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**BUILDING 700 6-PLEX TOWNHOMES | Perspective / Site Section**

**SEPULVEDA-PLUMMER**

**LOS ANGELES, CA**

**A4.4**

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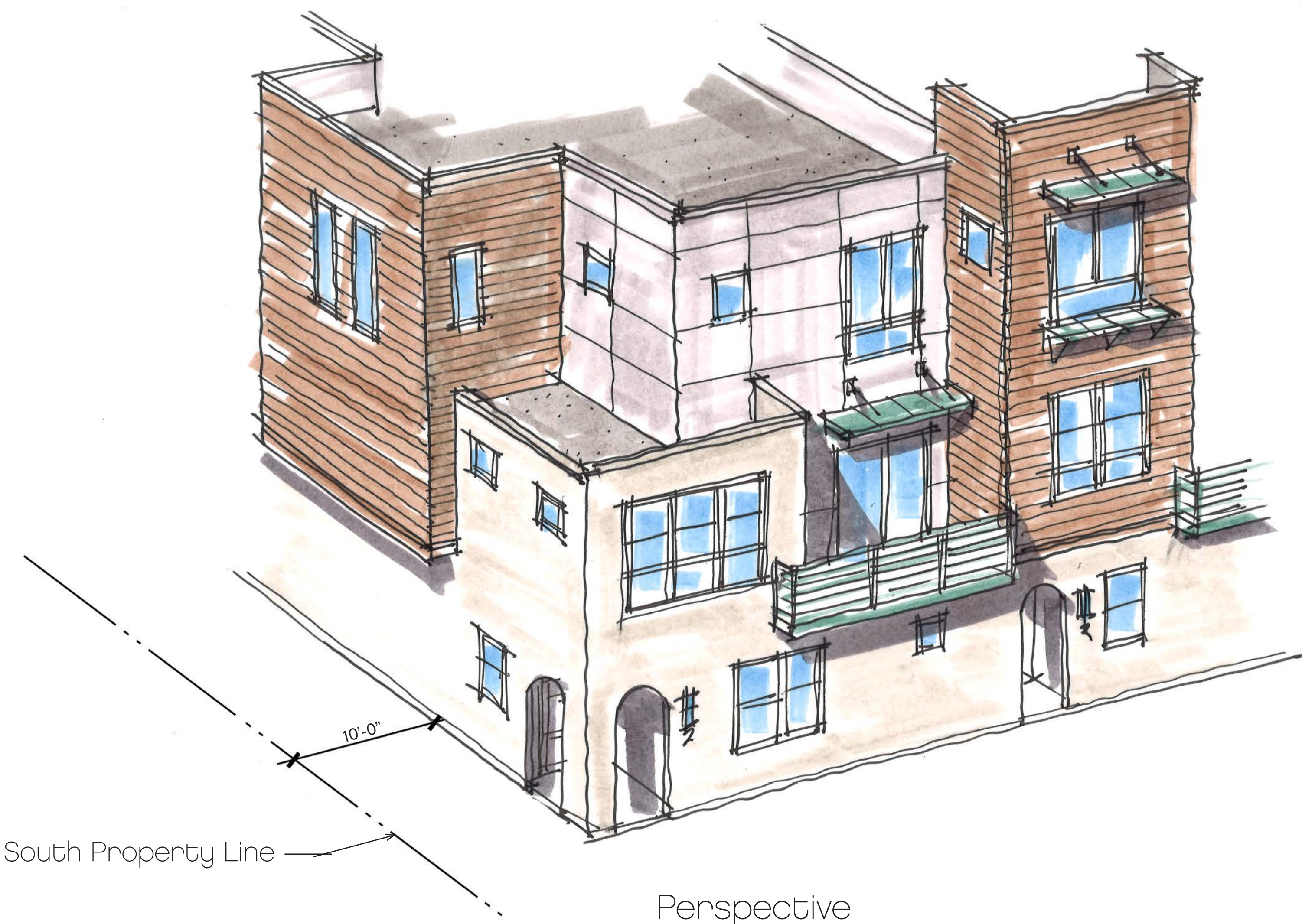


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Perspective

PROPOSED  
1/29/2018



Perspective

BUILDING 700 6-PLEX TOWNHOMES | Perspectives

**SEPULVEDA-PLUMMER**

LOS ANGELES, CA

A4.5

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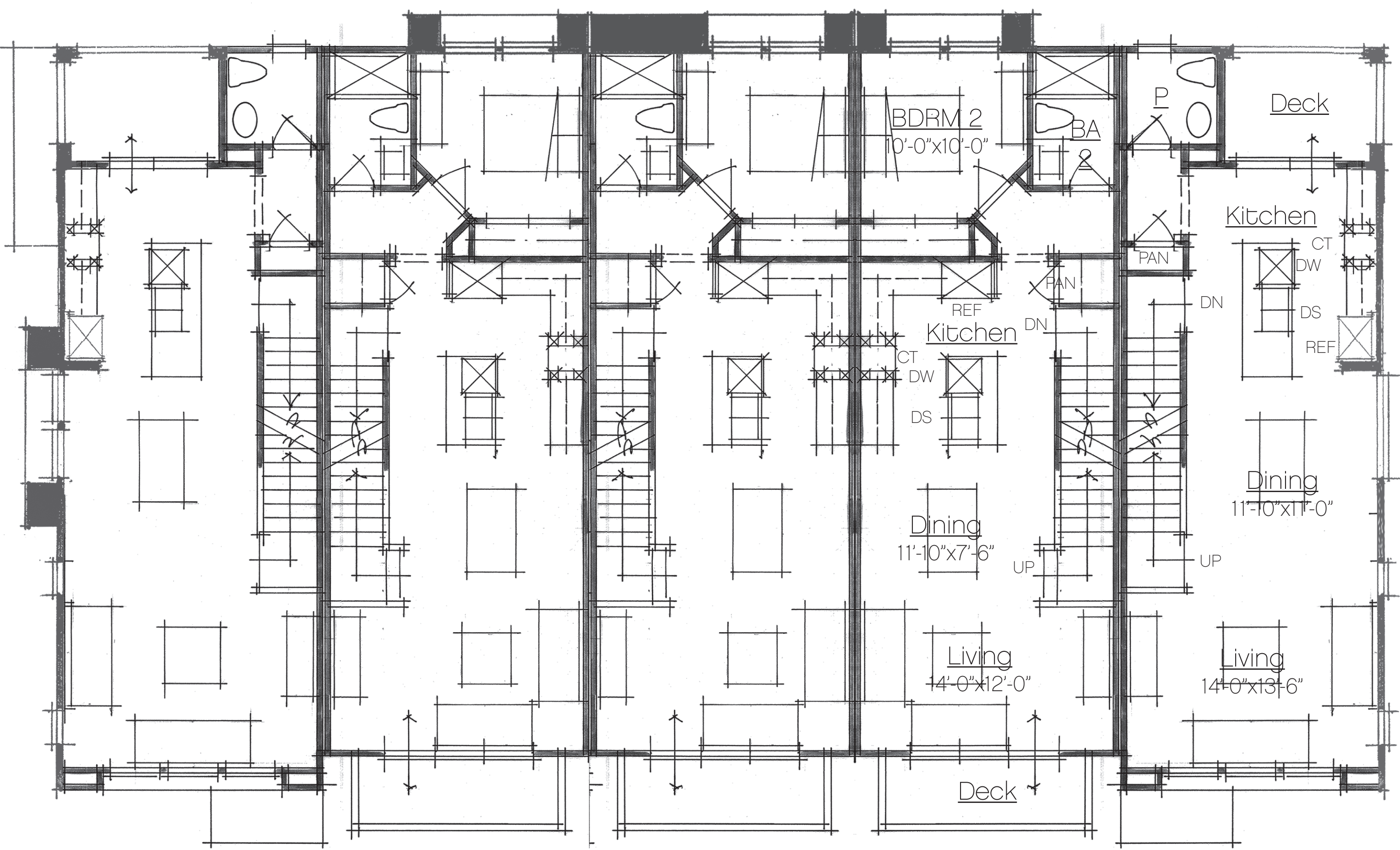
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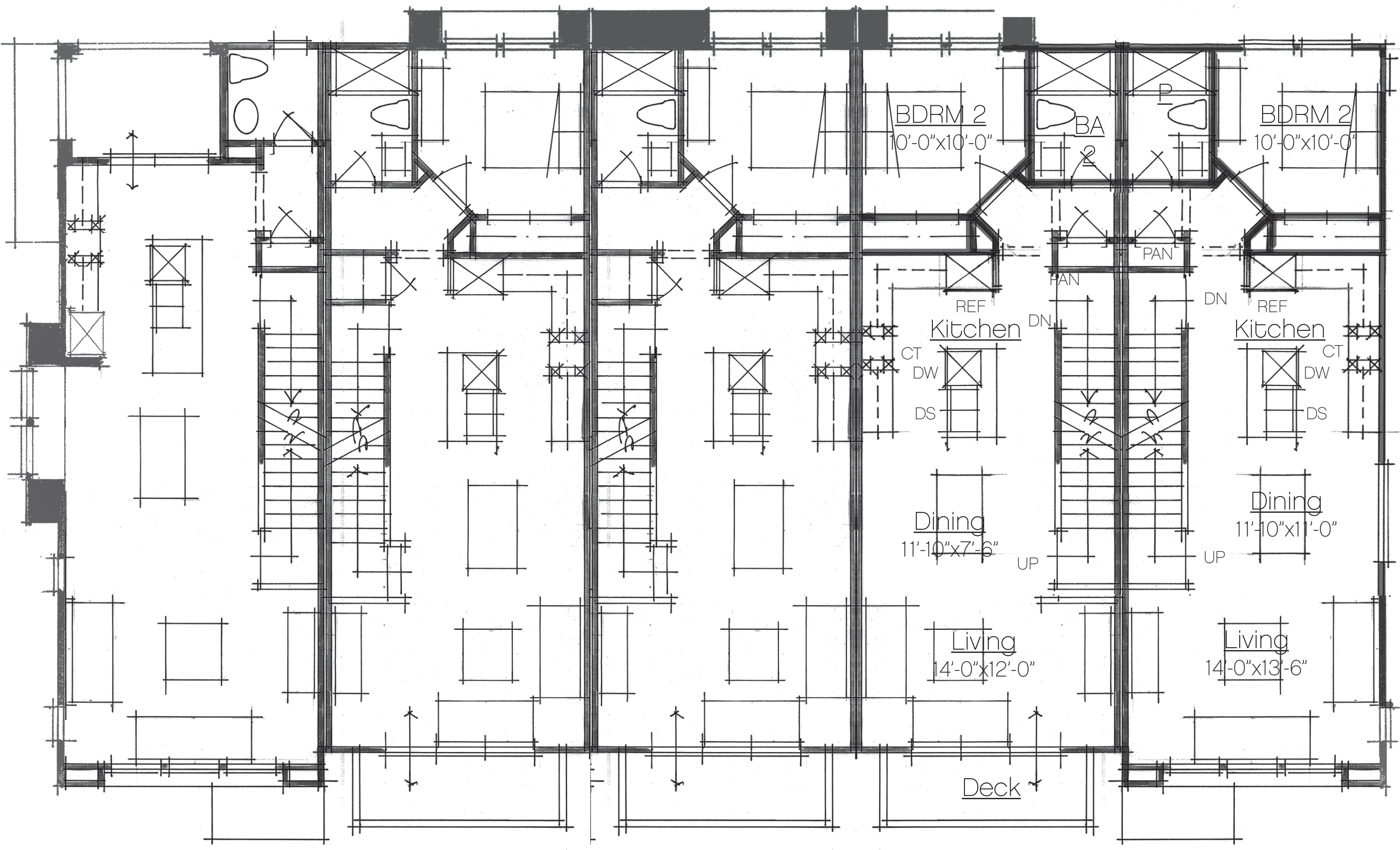


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1/29/2018



Second Floor



Second Floor

BUILDING 800 5-PLEX TOWNHOMES | Conceptual Floor Plan

SEPULVEDA-PLUMMER

LOS ANGELES, CA

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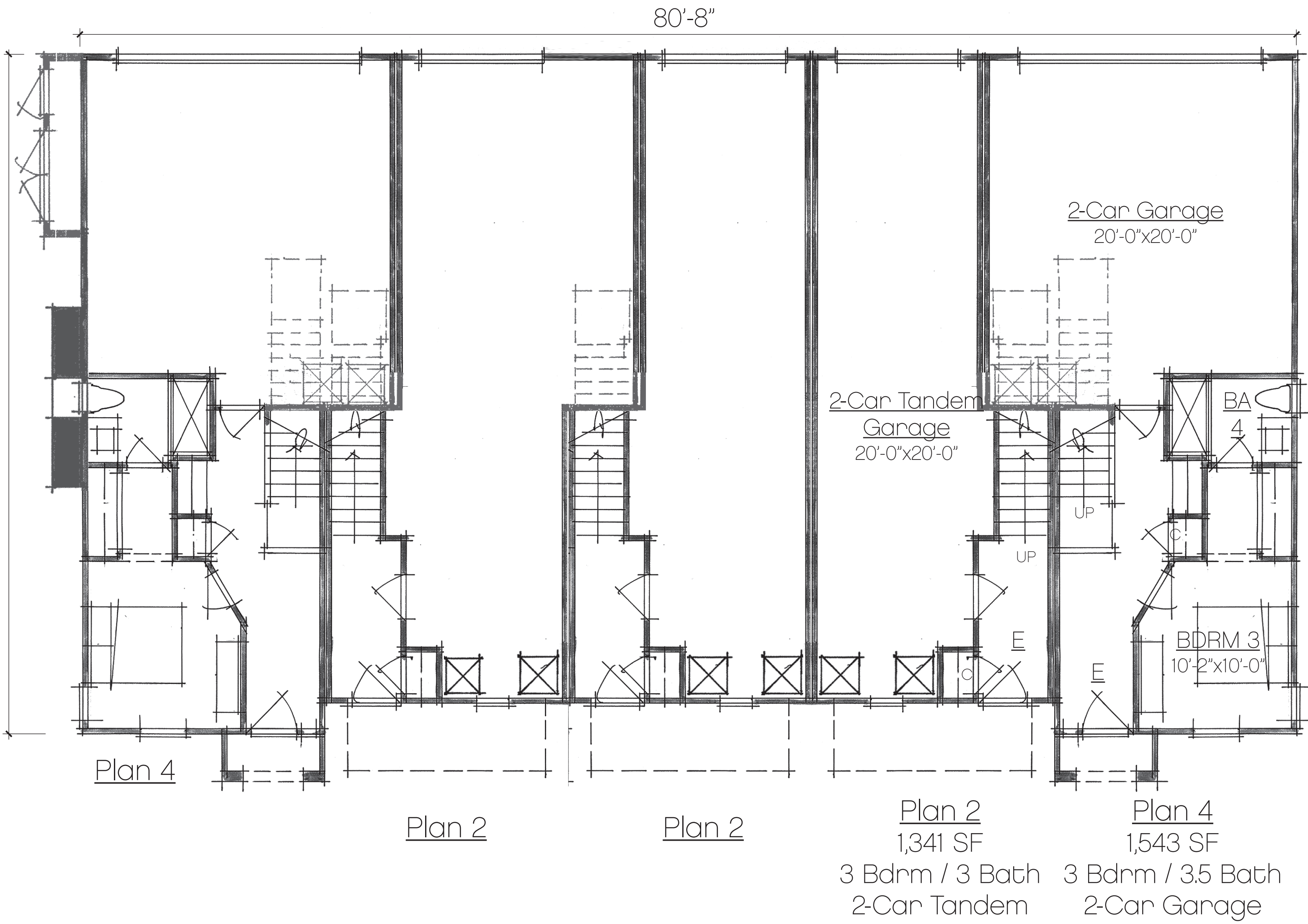
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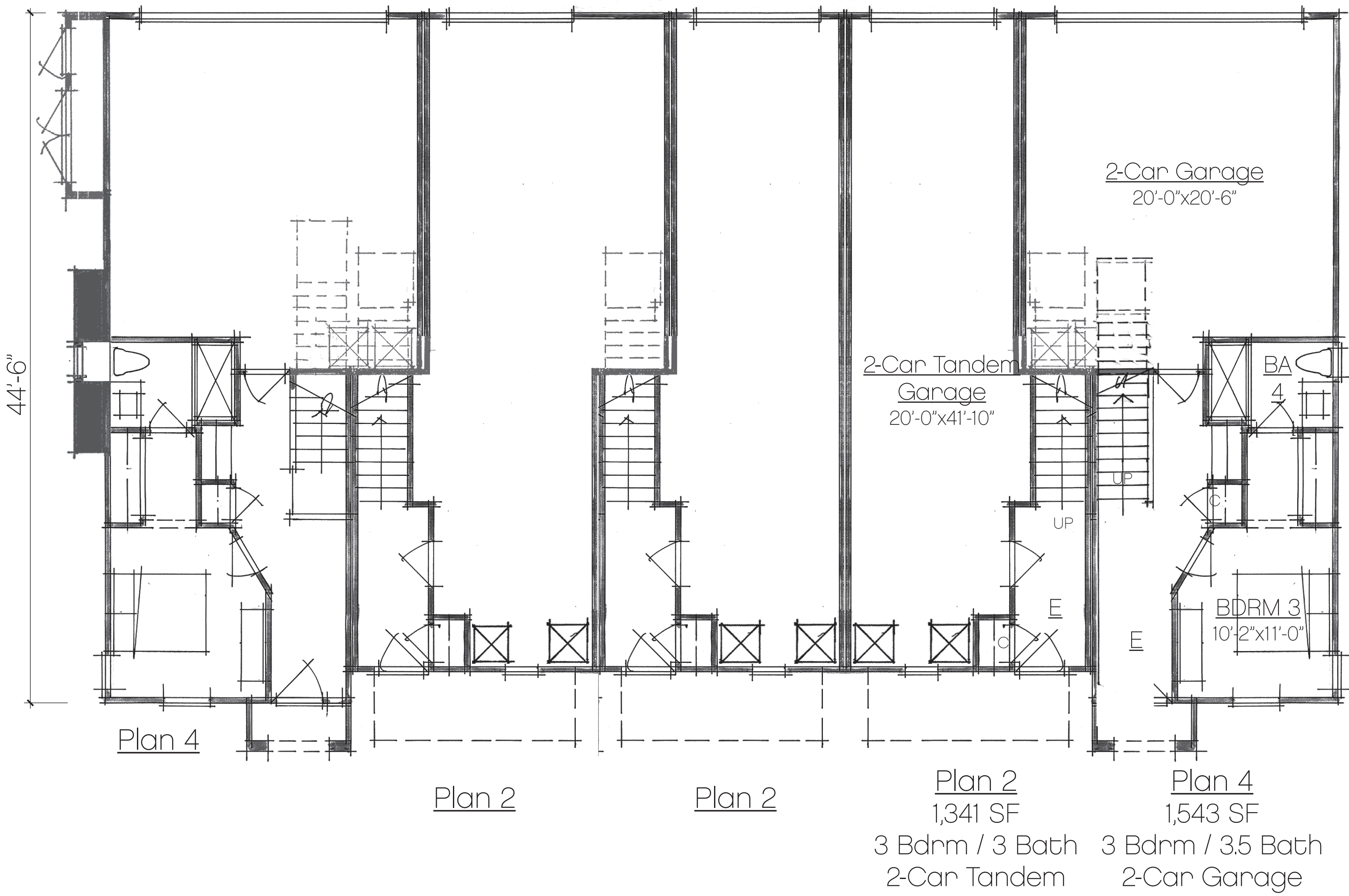


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9/16/2016

PROPOSED  
1/29/2018



First Floor



First Floor

BUILDING 800 5-PLEX TOWNHOMES | Conceptual Floor Plan

SEPULVEDA-PLUMMER

LOS ANGELES, CA

A6.0.1

0 2 4 8

DESIGN REVIEW

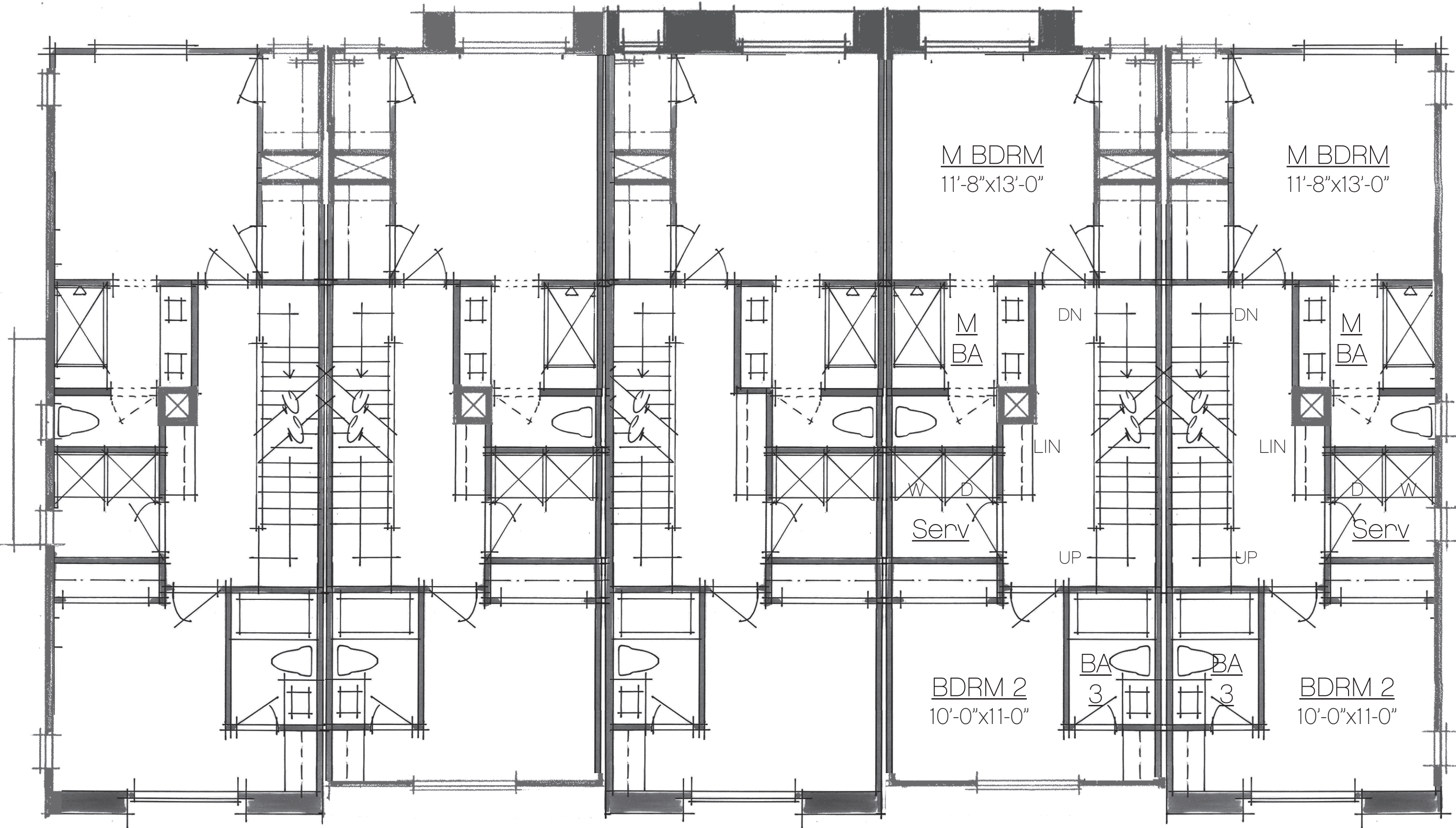
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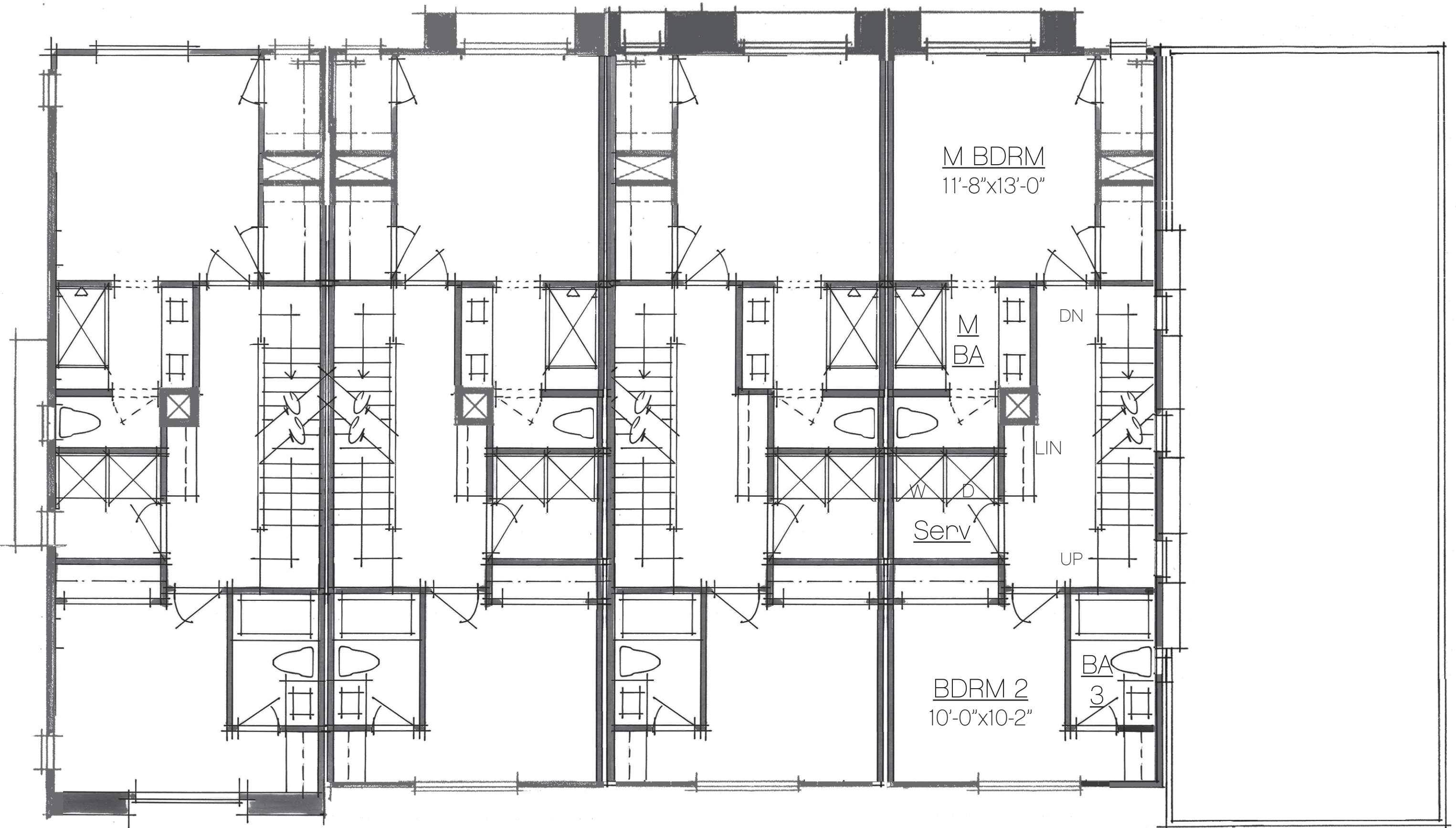


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PROPOSED  
1/29/2018



Third Floor



Third Floor

BUILDING 800 5-PLEX TOWNHOMES | Conceptual Floor Plan

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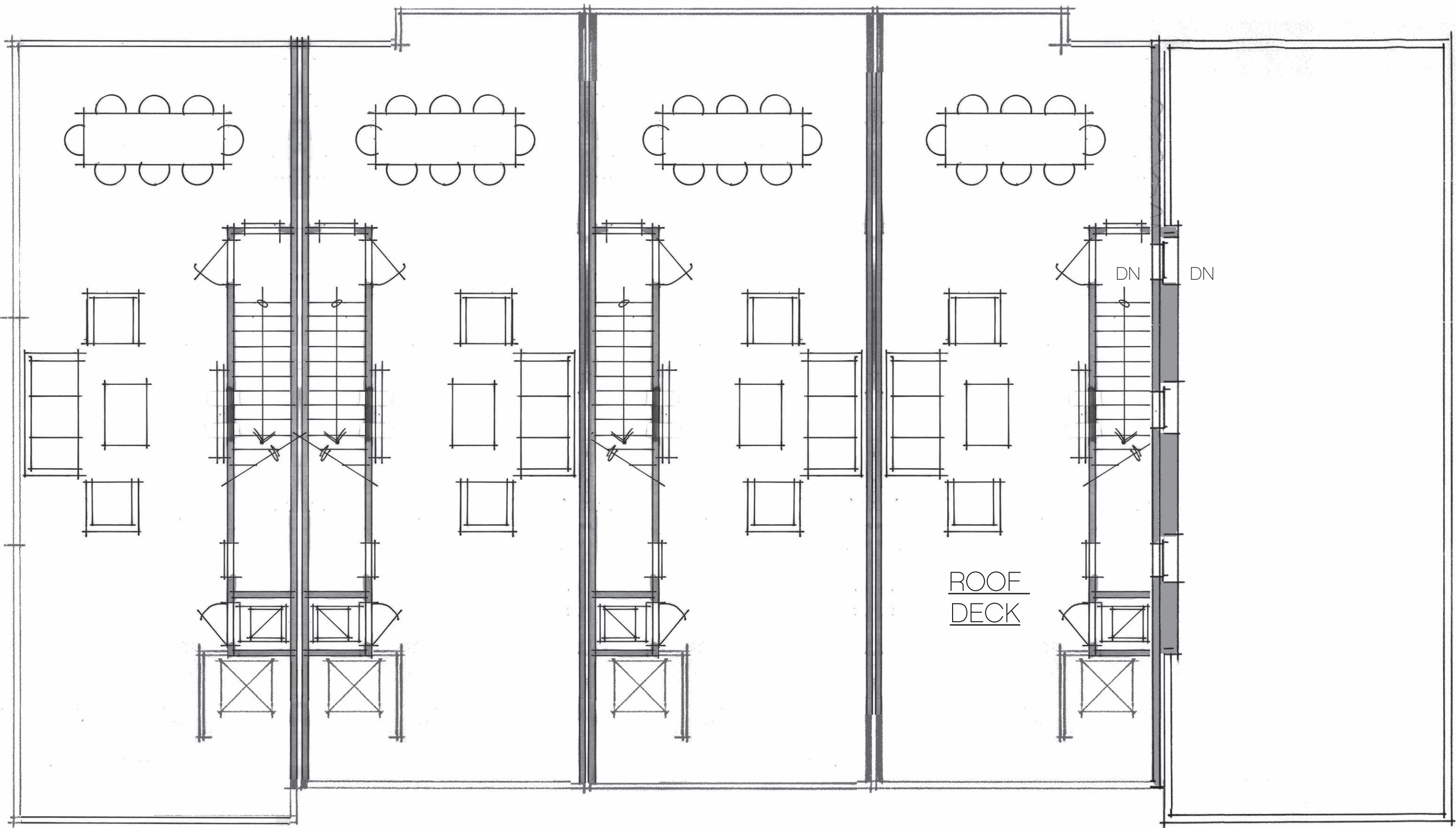
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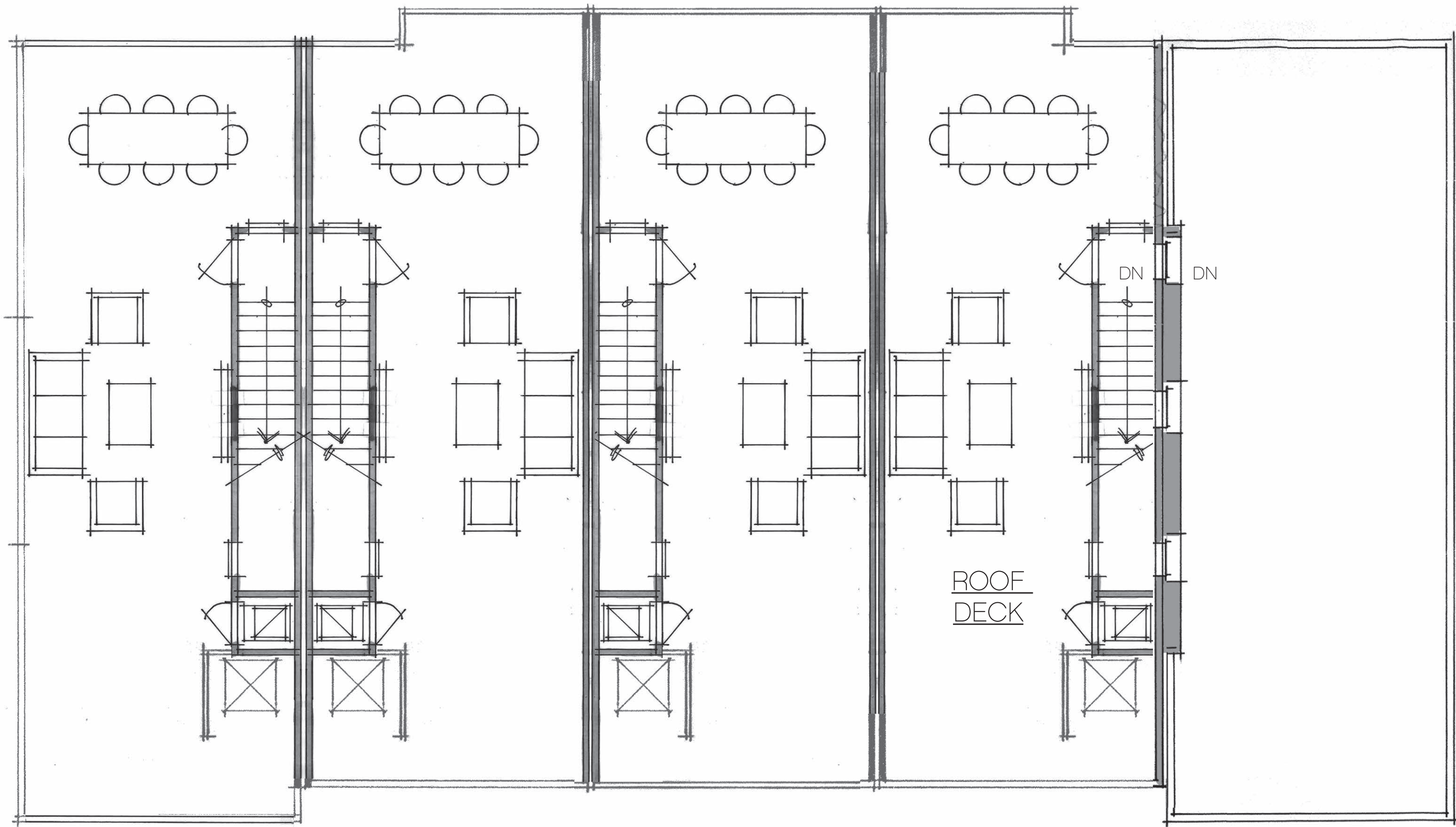


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9/16/2016

PROPOSED  
1/29/2018



Roof Plan



Roof Plan

BUILDING 800 5-PLEX TOWNHOMES | Conceptual Floor Plan

SEPULVEDA-PLUMMER

LOS ANGELES, CA

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ORANGE COUNTY . LOS ANGELES . BAY AREA



APPROVED  
9/16/2016



Front (Paseo Facing)

PROPOSED  
1/29/2018



Front (Paseo Facing)

BUILDING 800 5-PLEX TOWNHOMES | Conceptual Elevation

SEPULVEDA-PLUMMER

LOS ANGELES, CA

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ORANGE COUNTY . LOS ANGELES . BAY AREA



APPROVED  
9/16/2016



Rear (Alley Facing)



Front (Paseo Facing)

PROPOSED  
1/29/2018



Rear (Alley Facing)



Front (Paseo Facing)

BUILDING 800 5-PLEX TOWNHOMES | Conceptual Elevations

SEPULVEDA-PLUMMER

LOS ANGELES, CA

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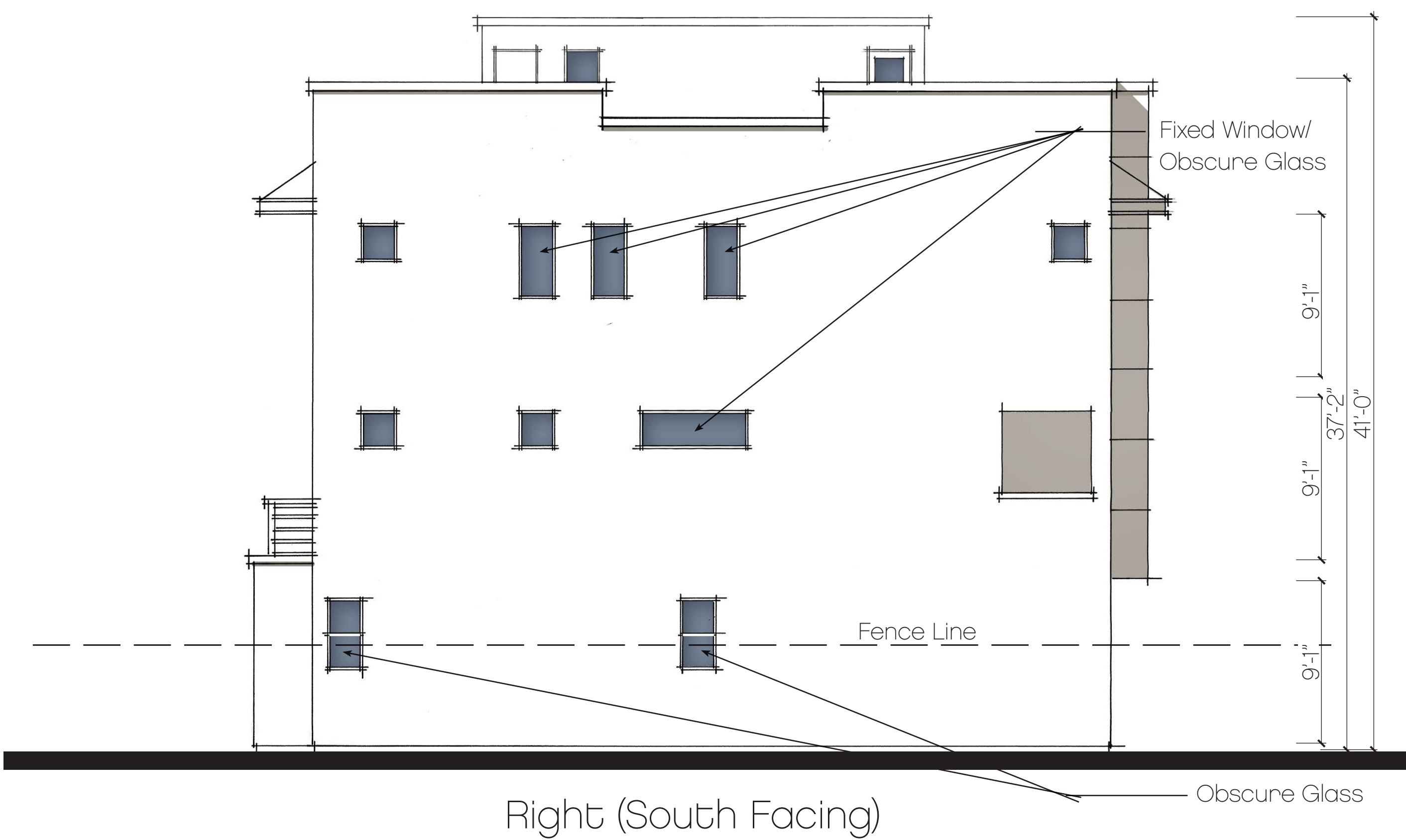
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WHA

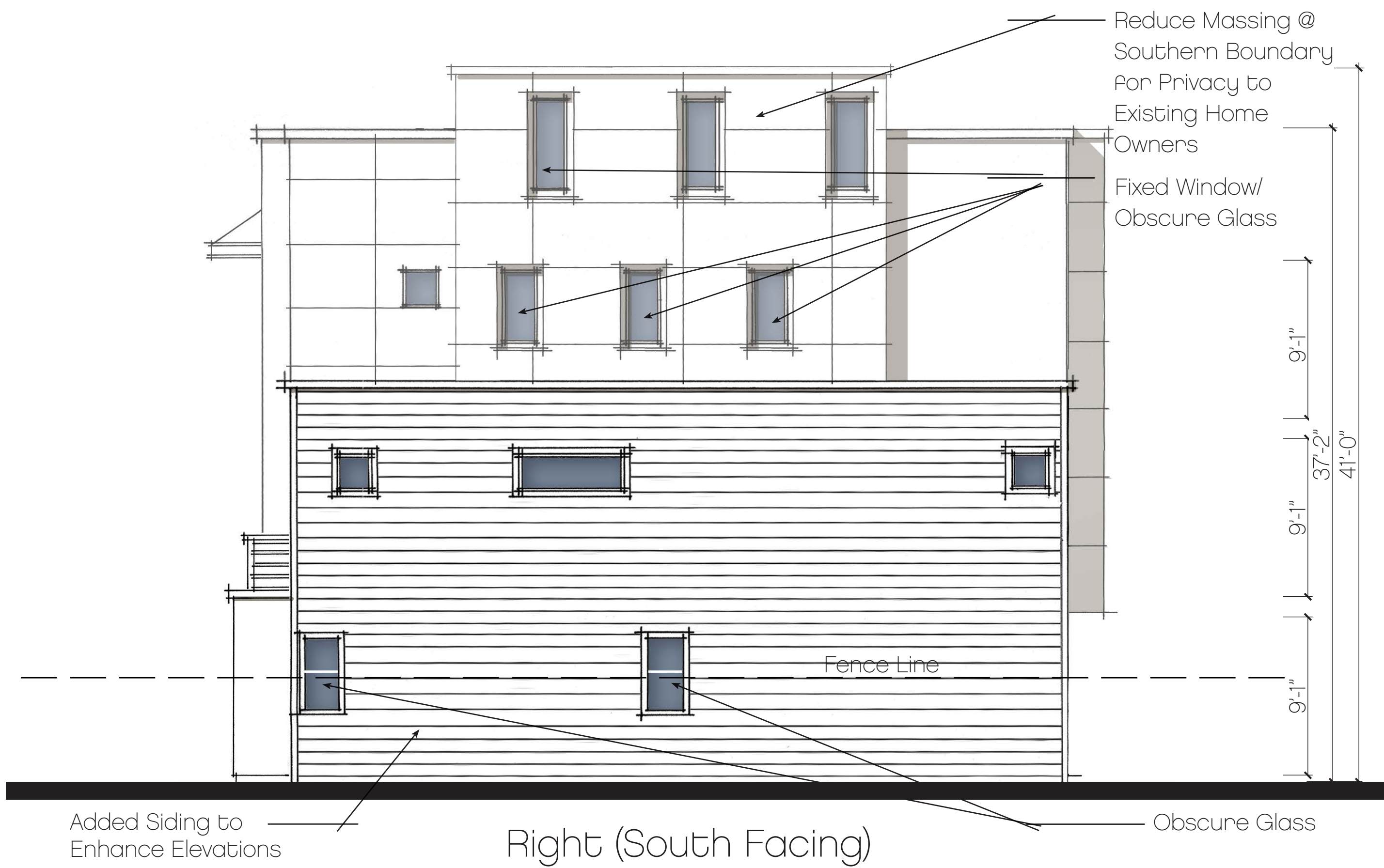
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APPROVED  
9/16/2016



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BUILDING 800 5-PLEX TOWNHOMES | Conceptual Elevations

SEPULVEDA-PLUMMER

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9/16/2016



Front (Paseo Facing)

PROPOSED  
1/29/2018



Front (Paseo Facing)

Added Siding to  
Enhance Elevations

BUILDING 800 at SEPULVEDA BLVD. 5-PLEX TOWNHOMES | Conceptual Elevations

SEPULVEDA-PLUMMER

LOS ANGELES, CA

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APPROVED  
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Rear (Alley Facing)



Front (Paseo Facing)

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1/29/2018



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Front (Paseo Facing)

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BUILDING 800 at SEPULVEDA BLVD. 5-PLEX TOWNHOMES | Conceptual Elevations

SEPULVEDA-PLUMMER

LOS ANGELES, CA

A6.4.1

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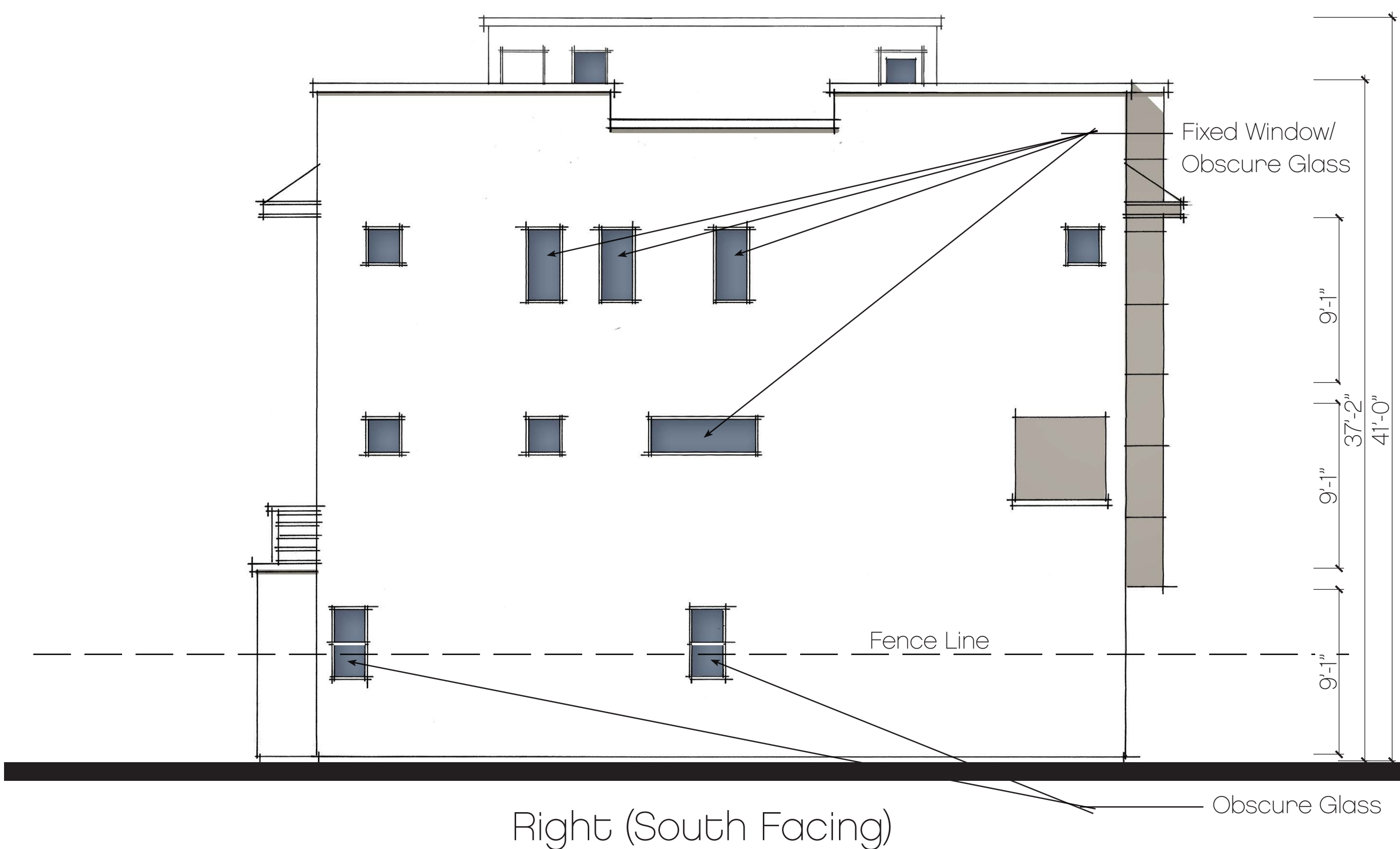
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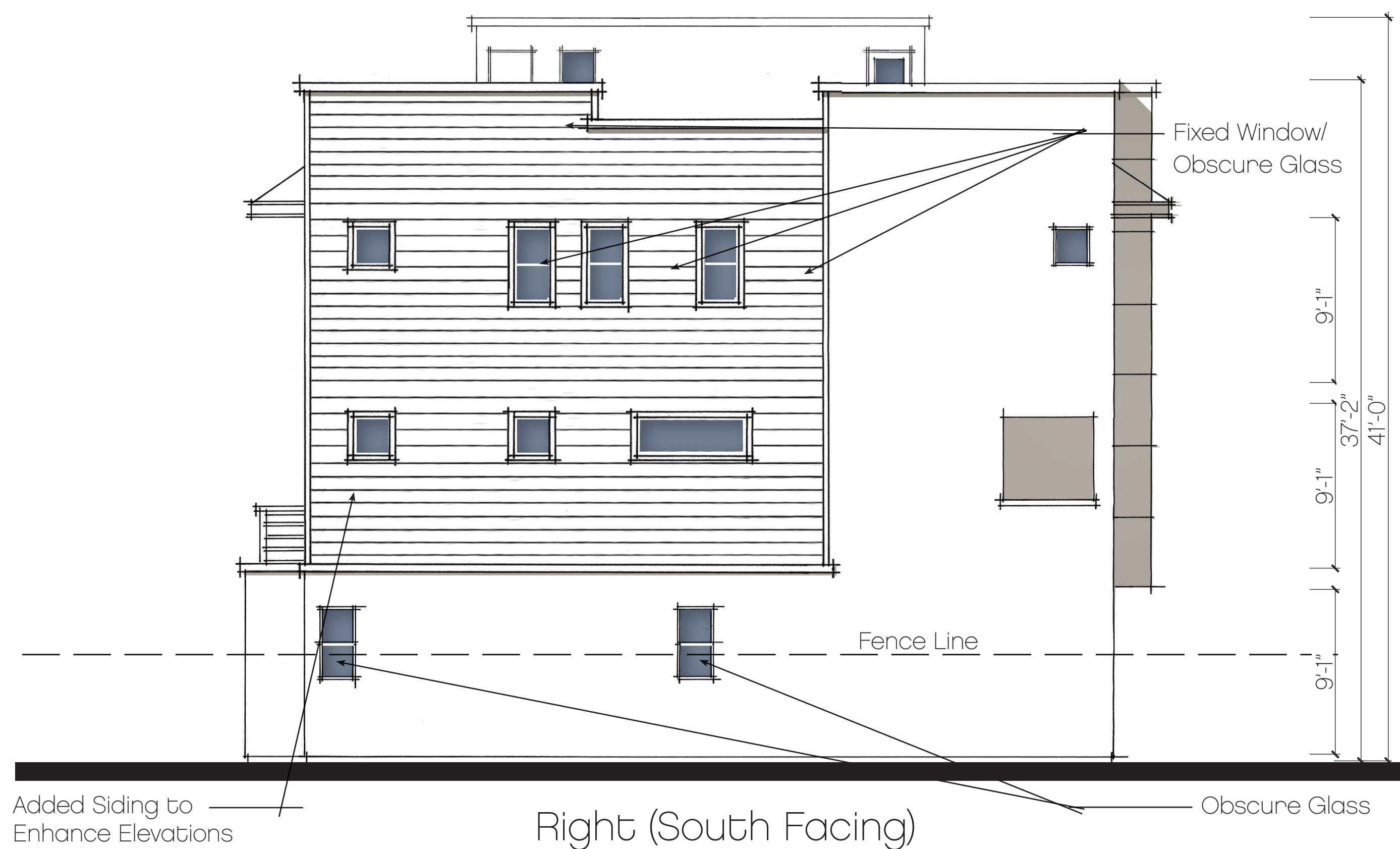
ORANGE COUNTY . LOS ANGELES . BAY AREA



APPROVED  
9/16/2016



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BUILDING 800 at SEPULVEDA BLVD. 5-PLEX TOWNHOMES | Conceptual Elevations

SEPULVEDA-PLUMMER

LOS ANGELES, CA

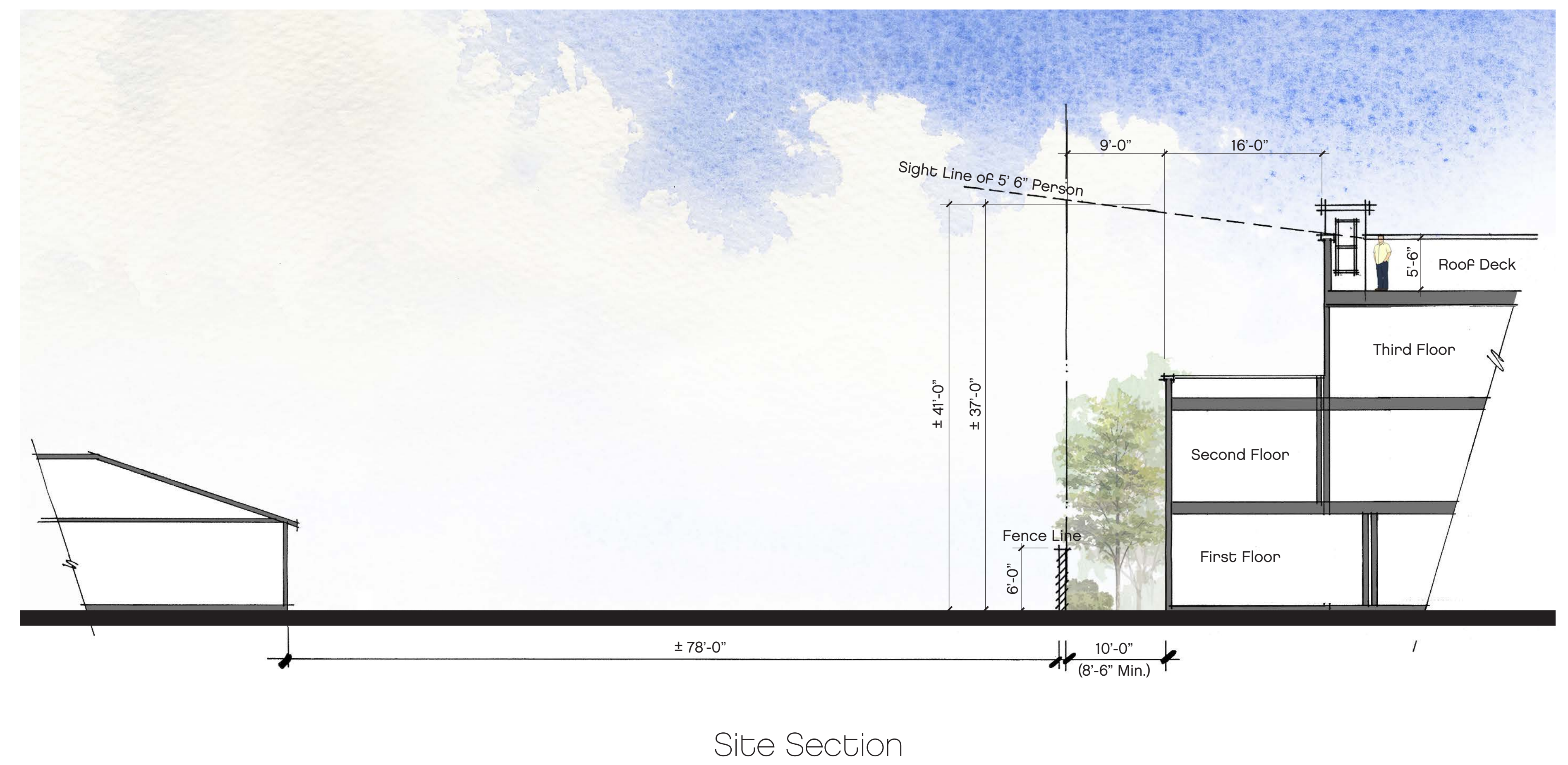
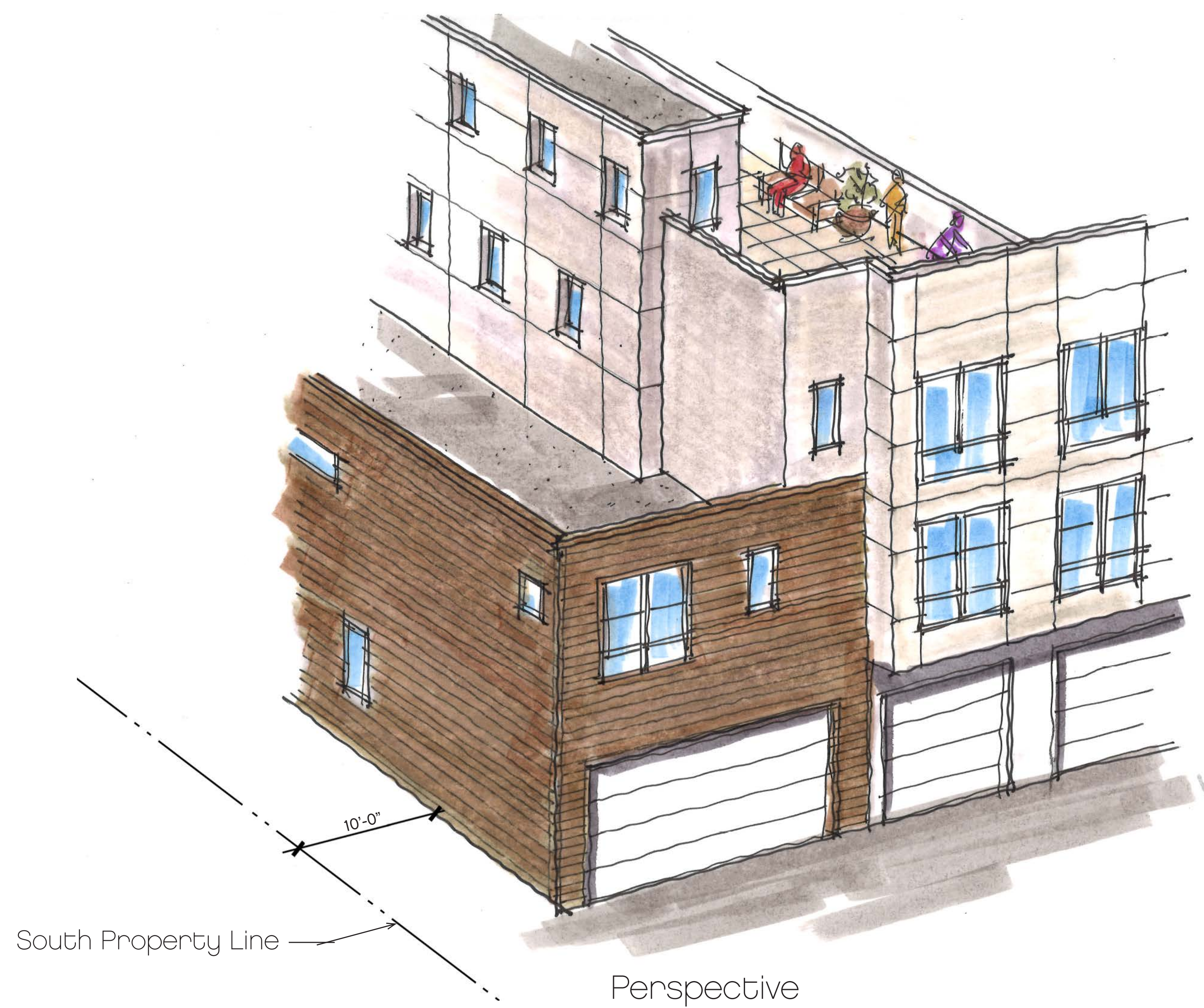
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**BUILDING 800 5-PLEX TOWNHOMES | Perspective / Site Section**

**SEPULVEDA-PLUMMER**

**LOS ANGELES, CA**

**A6.5.1**

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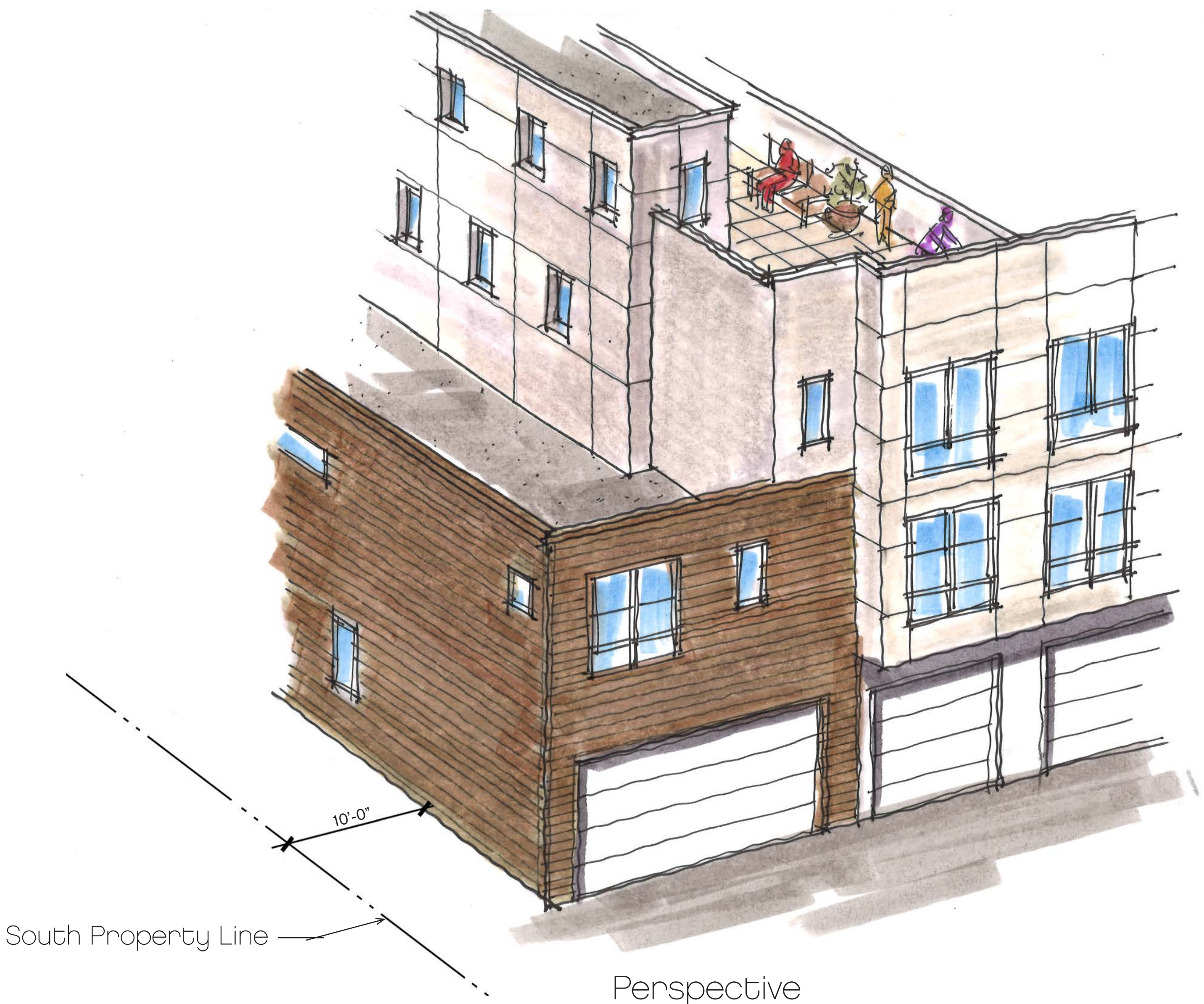


APPROVED  
9/16/2016



Perspective

PROPOSED  
1/29/2018



BUILDING 800 5-PLEX TOWNHOMES | Perspectives

SEPULVEDA-PLUMMER

LOS ANGELES, CA

A6.5.2

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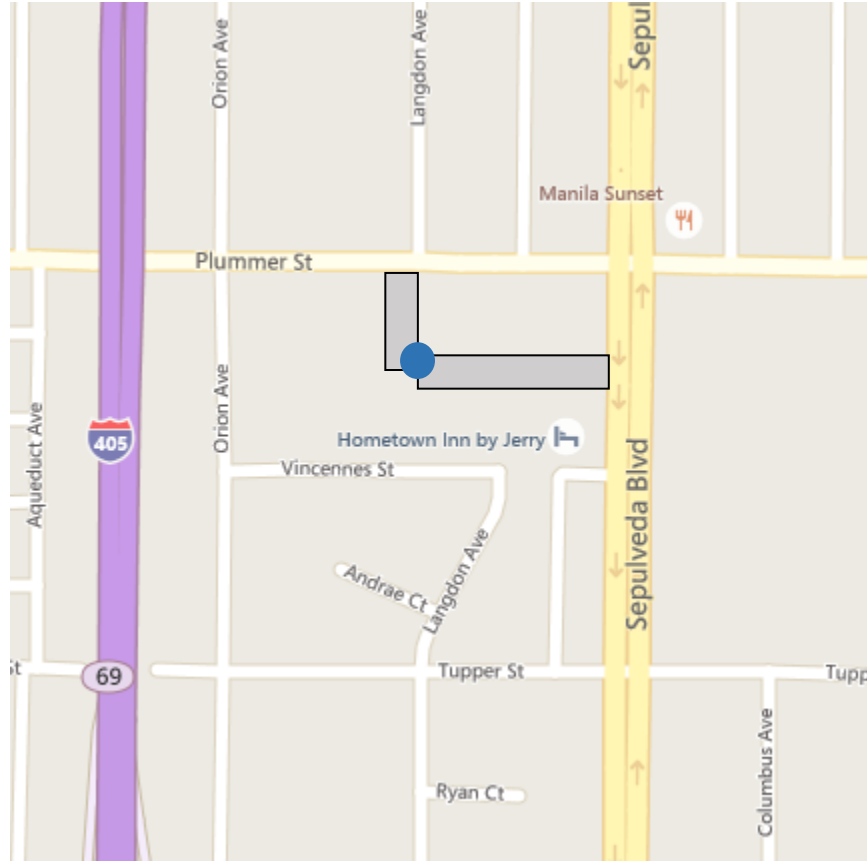


**EXHIBIT C**  
**VICINITY MAP**



# Vicinity Map

---



Address: 15500, 15508 PLUMMER ST., 9433 SEPULVEDA BLVD., LOS ANGELES



15-352



**EXHIBIT D**  
**AERIAL PHOTO**





Address: 15508 W PLUMMER ST

Tract: SUBDIVISION NO. 1 OF THE  
PROPERTY OF THE PORTER LAND  
AND WATER COMPANY

Zoning: RA-1

APN: 2656015010

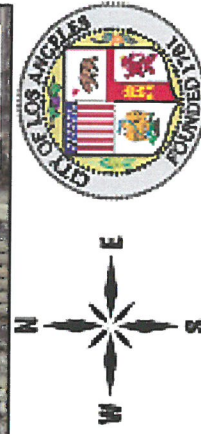
Block: None

General Plan: Low Residential

PIN #: 198B145 54

Lot: FR 39 SEC 20 T2N R15W

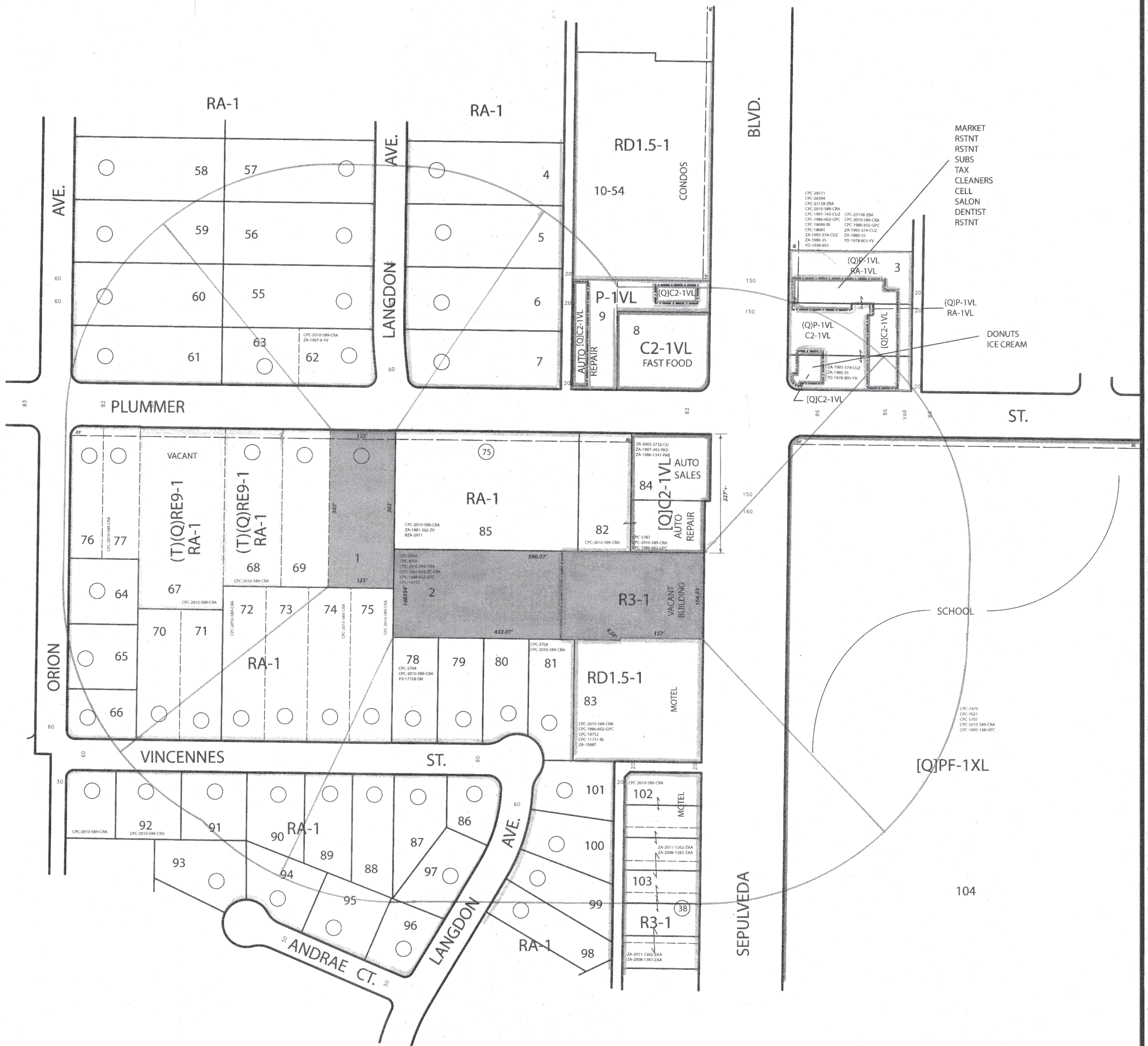
Arb: 5





**EXHIBIT E**  
**RADIUS MAP**





GENERAL PLAN AMENDMENT ZONE CHANGE SITE PLAN REVIEW  
TENTATIVE TRACT NO. 73939

**QMS** Quality Mapping Service  
14549 Archwood St. Suite 301  
Van Nuys, California 91405  
Phone (818) 997-7949 - Fax (818) 997-0351  
qmapping@qesqms.com

**THOMAS BROTHERS**  
Page: 501 Grid: G-6  
**LEGAL**  
LOT: 1  
TRACT: 20103 M.B. 610-10  
LOT: PART 39  
TRACT: SEC 20, T.2N., R.15W  
"SEE APPLICATIONS"  
**CONTACT: WILLIAMS HOMES**

**A.P.N.**  
2656-015-010  
2656-016-005  
**CD:** 7  
**CT:** 1172.01  
**PA:** 216-MISSION HILLS  
PANORAMA CITY  
NORTH HILLS  
**USES:** FIELD

**SITE ADDRESS**  
15500, 15508 PLUMMER ST.  
9433 SEPULVEDA BLVD.  
**CASE NO:**  
**SCALE:** 1"=100'  
**D.M.:** 198B145, 201B145  
**PHONE:** 661-222-9207

**DATE:** 11-06-15  
**Update:** 05-16-18  
**NET AC:** 3.13



## **EXHIBIT F**

### **ZIMAS ZONING MAP AND PARCEL PROFILE REPORT**





# City of Los Angeles Department of City Planning

## 5/25/2018 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

15508 W PLUMMER ST  
15500 W PLUMMER ST

### ZIP CODES

91343

### RECENT ACTIVITY

APCNV-2015-4184-GPA-ZC-BL-SPR

### CASE NUMBERS

CPC-2015-4184-GPA-ZC-BL-SPR  
CPC-2010-589-CRA  
ORD-99739  
ZA-2006-9999-CU  
VTT-73939-CN  
ENV-2015-4183-MND  
ENV-2006-9998-ND  
PRIOR-07/29/1962

### Address/Legal Information

PIN Number	198B145 54
Lot/Parcel Area (Calculated)	37,752.2 (sq ft)
Thomas Brothers Grid	PAGE 501 - GRID G6
Assessor Parcel No. (APN)	2656015010
Tract	SUBDIVISION NO. 1 OF THE PROPERTY OF THE PORTER LAND AND WATER COMPANY
Map Reference	M R 31-3/6
Block	None
Lot	FR 39 SEC 20 T2N R15W
Arb (Lot Cut Reference)	5
Map Sheet	198B145

### Jurisdictional Information

Community Plan Area	Mission Hills - Panorama City - North Hills
Area Planning Commission	North Valley
Neighborhood Council	North Hills East
Council District	CD 7 - Monica Rodriguez
Census Tract #	1172.01
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 ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses
General Plan Land Use	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
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	

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



Residential Market Area	Low
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	24
500 Ft School Zone	No
500 Ft Park Zone	No
<b>Assessor Information</b>	
Assessor Parcel No. (APN)	2656015010
Ownership (Assessor)	
Owner1	BENNETT,MARY L TR BENNETT TRUST
Address	21752 PACIFIC COAST HWY SPC 15A HUNTINGTON BEACH CA 92646
Ownership (Bureau of Engineering, Land Records)	
Owner	BENNETT, JAMES D. & MARY L.
Address	17325 HALSTED STREET NORTHRIDGE CA 91325
APN Area (Co. Public Works)*	0.933 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	\$62,713
Assessed Improvement Val.	\$28,067
Last Owner Change	07/26/2017
Last Sale Amount	\$9
Tax Rate Area	8859
Deed Ref No. (City Clerk)	5-50 3-328
Building 1	
Year Built	1947
Building Class	D5B
Number of Units	1
Number of Bedrooms	3
Number of Bathrooms	2
Building Square Footage	1,124.0 (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
<b>Additional Information</b>	
Airport Hazard	150' Height Limit Above Elevation 790
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
<b>Seismic Hazards</b>	

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



Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	3.4728912
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
Promise Zone	None
Renewal Community	No
Revitalization Zone	Valley
State Enterprise Zone	None
Targeted Neighborhood Initiative	None

#### **Housing**

Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	<a href="http://hcidla.lacity.org">http://hcidla.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No
Ellis Act Property	No

#### **Public Safety**

Police Information	
Bureau	Valley
Division / Station	Mission
Reporting District	1961
Fire Information	
Bureau	Valley
Batallion	12
District / Fire Station	7
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:	CPC-2015-4184-GPA-ZC-BL-SPR
Required Action(s):	BL-BUILDING LINE GPA-GENERAL PLAN AMENDMENT SPR-SITE PLAN REVIEW ZC-ZONE CHANGE
Project Descriptions(s):	THE PROPOSED PROJECT CONSISTS OF 70 CONDOMINIUM UNITS WITHIN NINE SEPARATE BUILDINGS. EACH BUILDING IS 4 STORIES HAVING 3 LEVELS OF DWELLINGS OVER ONE AT GRADE PARKING GARAGE. EACH UNIT IS SERVED BY TWO TANDEM ORIENTED PARKING SPACES PROVIDED THE GROUND FLOOR GARAGE. THERE ARE 22 GUEST PARKING SPACES PROVIDED THROUGHOUT THE SITE.
Case Number:	CPC-2010-589-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Descriptions(s):	PROPOSED AMENDMENT AND EXPANSION OF THE REDEVELOPMENT PLAN WITHIN ARLETA-PACOIMA, MISSION HILLS - PANORAMA CITY- NORTH HILLS, NORTH HOLLYWOOD- VALLEY VILLAGE, SUN VALLEY - LA TUNA CANYON, SUNLAND - LAKE VIEW TERRACE - SHADOW HILLS - EAST LA TUNA CANYON, SYLMAR, RESEDA - WEST VAN NUYS
Case Number:	ZA-2006-9999-CU
Required Action(s):	CU-CONDITIONAL USE
Project Descriptions(s):	T-MOBILE IS PROPOSING THE INSTALLATION, OPERATION AND MAINTENANCE OF AN UNMANNED WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF 9 ANTENNAS (3 ANTENNAS PER SECTOR, 3 SECTORS) TO BE LOCATED ON A NEW 45' MONOPINE, 4 BTS EQUIPMENT CABINETS, AND 1 GPS ANTENNA.
Case Number:	VTT-73939-CN
Required Action(s):	CN-NEW CONDOMINIUMS
Project Descriptions(s):	THE PROPOSED PROJECT CONSISTS OF 70 CONDOMINIUM UNITS WITHIN NINE SEPARATE BUILDINGS. EACH BUILDING IS 4 STORIES HAVING 3 LEVELS OF DWELLINGS OVER ONE AT GRADE PARKING GARAGE. EACH UNIT IS SERVED BY TWO TANDEM ORIENTED PARKING SPACES PROVIDED THE GROUND FLOOR GARAGE. THERE ARE 22 GUEST PARKING SPACES PROVIDED THROUGHOUT THE SITE.
Case Number:	ENV-2015-4183-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	THE PROPOSED PROJECT CONSISTS OF 70 CONDOMINIUM UNITS WITHIN NINE SEPARATE BUILDINGS. EACH BUILDING IS 4 STORIES HAVING 3 LEVELS OF DWELLINGS OVER ONE AT GRADE PARKING GARAGE. EACH UNIT IS SERVED BY TWO TANDEM ORIENTED PARKING SPACES PROVIDED THE GROUND FLOOR GARAGE. THERE ARE 22 GUEST PARKING SPACES PROVIDED THROUGHOUT THE SITE.
Case Number:	ENV-2006-9998-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	T-MOBILE IS PROPOSING THE INSTALLATION, OPERATION AND MAINTENANCE OF AN UNMANNED WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF 9 ANTENNAS (3 ANTENNAS PER SECTOR, 3 SECTORS) TO BE LOCATED ON A NEW 45' MONOPINE, 4 BTS EQUIPMENT CABINETS, AND 1 GPS ANTENNA.

## DATA NOT AVAILABLE

ORD-99739

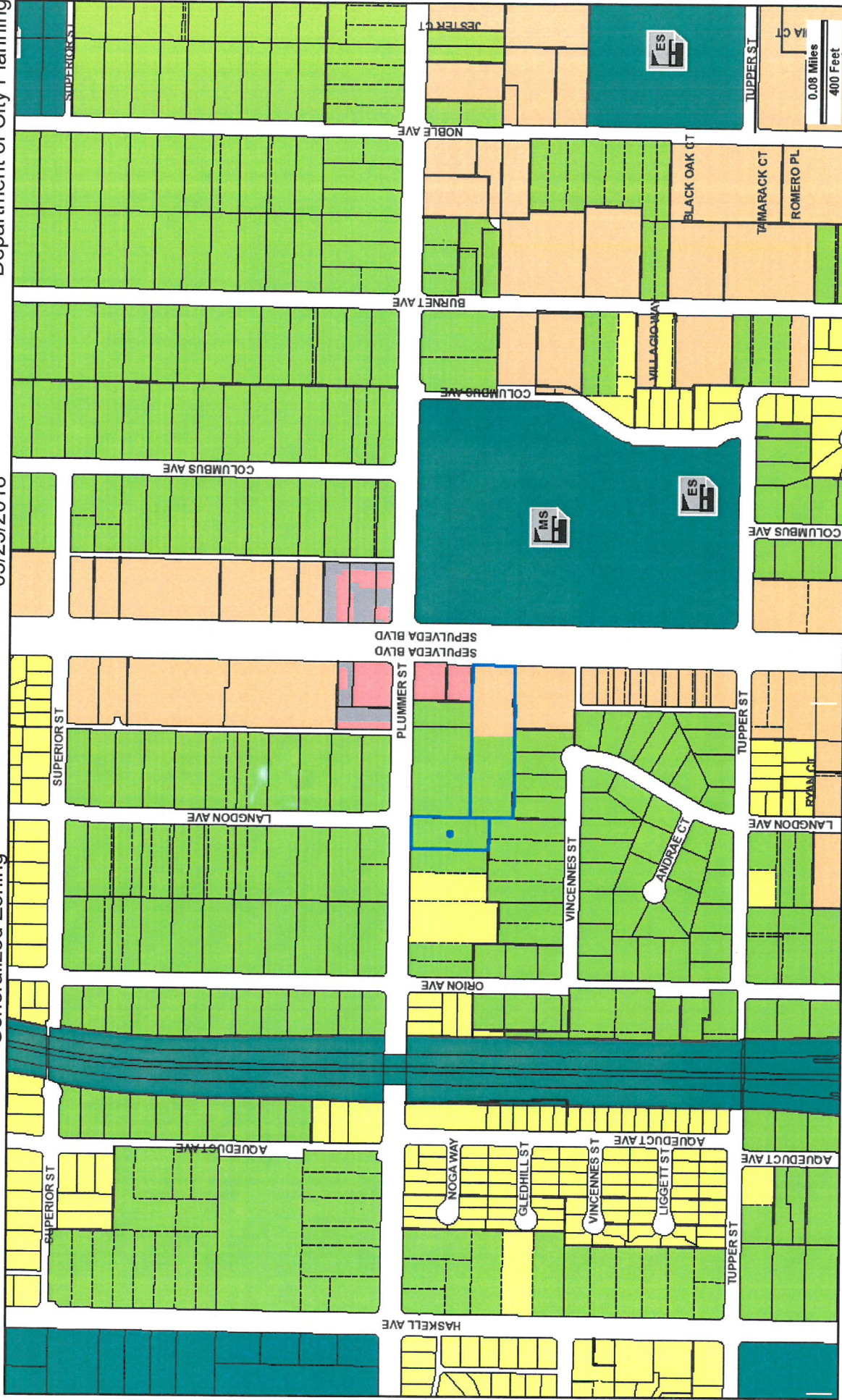
PRIOR-07/29/1962



05/25/2018

Generalized Zoning

ZIMAS INTRANET



Tract: SUBDIVISION NO. 1 OF THE  
PROPERTY OF THE PORTER LAND  
AND WATER COMPANY

Address: 15508 W PLUMMER ST

Block: None  
Lot: FR 39 SEC 20 T2N R15W

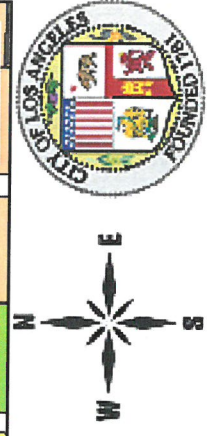
Zoning: RA-1

APN: 2656015010

PIN #: 198B145 54

General Plan: Low Residential

Arb: 5





# 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)	<b>HW</b> House of Worship	 Public Golf Course (Proposed)
 Bridge	<b>e</b> 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)
<b>HW</b> 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	<b>MWD</b> MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	 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	<b>RPD</b> 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
<b>DMV</b> DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
<b>DWP</b> DWP	 Police Training site	 Skill Center
 DWP Pumping Station	<b>PO</b> 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)	<b>C</b> Private College	 Steam Plant
 Fire Supply & Maintenance	<b>E</b> 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	<b>JH</b> Private Junior High School	<b>UTL</b> Utility Yard
 Helistop	<b>PS</b> Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	<b>SH</b> Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	<b>SF</b> 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
	Lot Ties		Tract Map		
	Building Outlines 2014		Parcel Map		
	Building Outlines 2008				





# City of Los Angeles Department of City Planning

## 5/25/2018 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

9433 N SEPULVEDA BLVD

### ZIP CODES

91343

### RECENT ACTIVITY

APCNV-2015-4184-GPA-ZC-BL-SPR

### CASE NUMBERS

CPC-5787

CPC-2015-4184-GPA-ZC-BL-SPR

CPC-2010-589-CRA

CPC-1991-403-ZC-GPA

CPC-1986-602-GPC

CPC-1954-5704

CPC-1953-4758

CPC-18752

ORD-164750-SA1377

ORD-131698

ORD-108306

VTT-73939-CN

ENV-2017-2282-SE

ENV-2015-4183-MND

### Address/Legal Information

PIN Number	198B145 81
Lot/Parcel Area (Calculated)	98,754.3 (sq ft)
Thomas Brothers Grid	PAGE 501 - GRID G6
Assessor Parcel No. (APN)	2656016005
Tract	TR 20103
Map Reference	M B 610-10
Block	None
Lot	LT 1
Arb (Lot Cut Reference)	None
Map Sheet	198B145

### Jurisdictional Information

Community Plan Area	Mission Hills - Panorama City - North Hills
Area Planning Commission	North Valley
Neighborhood Council	North Hills East
Council District	CD 7 - Monica Rodriguez
Census Tract #	1172.01
LADBS District Office	Van Nuys

### Planning and Zoning Information

Special Notes	None
Zoning	R3-1
	RA-1
Zoning Information (ZI)	ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations
	ZI-2438 Equine Keeping in the City of Los Angeles
	ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses
General Plan Land Use	Low Residential
	Medium 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
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None

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](http://zimas.lacity.org)  
(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.



Affordable Housing Linkage Fee	
Residential Market Area	Low
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	None
500 Ft School Zone	Active: Francisco Sepulveda Middle School Active: Francisco Sepulveda Middle School (G/HG/HA Magnet)
500 Ft Park Zone	No

#### Assessor Information

Assessor Parcel No. (APN)	2656016005
Ownership (Assessor)	
Owner1	BOWMAN,CLAIR R ET AL
Owner2	PADIN,PETER A
Address	10901 CREEK RD OJAI CA 93023
Ownership (Bureau of Engineering, Land Records)	
Owner	BOWMAN, CLAIRE RUTH (ET AL) (TRS) BOWMAN FAMILY TRUST 7/5/07 (ET AL)
Address	10901 LONG VALLEY RD. OJAI CA 93023
APN Area (Co. Public Works)*	2.266 (ac)
Use Code	7200 - Institutional - School (Private) - One Story
Assessed Land Val.	\$1,142,765
Assessed Improvement Val.	\$118,282
Last Owner Change	05/14/2012
Last Sale Amount	\$9
Tax Rate Area	8859
Deed Ref No. (City Clerk)	755605,08
	7-408
	436642
	395272
	2014304
	2005062
	1920624-6
Building 1	
Year Built	1920
Building Class	DX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	11,047.0 (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	150' Height Limit Above Elevation 790
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

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



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

#### Seismic Hazards

##### Active Fault Near-Source Zone

Nearest Fault (Distance in km)	3.448812
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
Promise Zone	None
Renewal Community	No
Revitalization Zone	Valley
State Enterprise Zone	None
Targeted Neighborhood Initiative	None

#### Housing

Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	<a href="http://hcidla.lacity.org">http://hcidla.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No
Ellis Act Property	No

#### Public Safety

##### Police Information

Bureau	Valley
Division / Station	Mission
Reporting District	1961

##### Fire Information

Bureau	Valley
Battalion	12
District / Fire Station	7
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:	CPC-2015-4184-GPA-ZC-BL-SPR
Required Action(s):	BL-BUILDING LINE GPA-GENERAL PLAN AMENDMENT SPR-SITE PLAN REVIEW ZC-ZONE CHANGE
Project Descriptions(s):	THE PROPOSED PROJECT CONSISTS OF 70 CONDOMINIUM UNITS WITHIN NINE SEPARATE BUILDINGS. EACH BUILDING IS 4 STORIES HAVING 3 LEVELS OF DWELLINGS OVER ONE AT GRADE PARKING GARAGE. EACH UNIT IS SERVED BY TWO TANDEM ORIENTED PARKING SPACES PROVIDED THE GROUND FLOOR GARAGE. THERE ARE 22 GUEST PARKING SPACES PROVIDED THROUGHOUT THE SITE.
Case Number:	CPC-2010-589-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Descriptions(s):	PROPOSED AMENDMENT AND EXPANSION OF THE REDEVELOPMENT PLAN WITHIN ARLETA-PACOIMA, MISSION HILLS - PANORAMA CITY- NORTH HILLS, NORTH HOLLYWOOD- VALLEY VILLAGE, SUN VALLEY - LA TUNA CANYON, SUNLAND - LAKE VIEW TERRACE - SHADOW HILLS - EAST LA TUNA CANYON, SYLMAR, RESEDA - WEST VAN NUYS
Case Number:	CPC-1991-403-ZC-GPA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT ZC-ZONE CHANGE
Project Descriptions(s):	Data Not Available
Case Number:	CPC-1986-602-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN CONSISTENCY PROGRAM
Case Number:	CPC-1954-5704
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-1953-4758
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	VTT-73939-CN
Required Action(s):	CN-NEW CONDOMINIUMS
Project Descriptions(s):	THE PROPOSED PROJECT CONSISTS OF 70 CONDOMINIUM UNITS WITHIN NINE SEPARATE BUILDINGS. EACH BUILDING IS 4 STORIES HAVING 3 LEVELS OF DWELLINGS OVER ONE AT GRADE PARKING GARAGE. EACH UNIT IS SERVED BY TWO TANDEM ORIENTED PARKING SPACES PROVIDED THE GROUND FLOOR GARAGE. THERE ARE 22 GUEST PARKING SPACES PROVIDED THROUGHOUT THE SITE.
Case Number:	ENV-2017-2282-SE
Required Action(s):	SE-STATUTORY EXEMPTIONS
Project Descriptions(s):	STATUTORY EXEMPTION: LADOT SIGNOFF
Case Number:	ENV-2015-4183-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	THE PROPOSED PROJECT CONSISTS OF 70 CONDOMINIUM UNITS WITHIN NINE SEPARATE BUILDINGS. EACH BUILDING IS 4 STORIES HAVING 3 LEVELS OF DWELLINGS OVER ONE AT GRADE PARKING GARAGE. EACH UNIT IS SERVED BY TWO TANDEM ORIENTED PARKING SPACES PROVIDED THE GROUND FLOOR GARAGE. THERE ARE 22 GUEST PARKING SPACES PROVIDED THROUGHOUT THE SITE.

## DATA NOT AVAILABLE

CPC-5787

CPC-18752

ORD-164750-SA1377

ORD-131698

ORD-108306



05/25/2018

Generalized Zoning

ZIMAS INTRANET



Address: 9433 N SEPULVEDA BLVD

APN: 2656016005

PIN #: 198B145 81

Tract: TR 20103

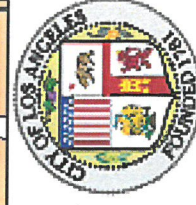
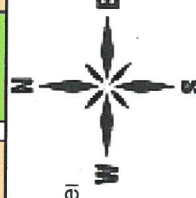
Block: None

Lot: LT 1

Arb: None

Zoning: R3-1, RA-1









General Plan: Low Residential, Medium Residential





# 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
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-  Secondary Highway (Modified)
-  Secondary Scenic Highway
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## FREEWAYS

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

## MISC. LINES

-  Airport Boundary
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-  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)	<b>HW</b> House of Worship	 Public Golf Course (Proposed)
 Bridge	 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)
<b>HW</b> 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	<b>MWD</b> MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	 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	<b>RPD</b> 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
<b>DMV</b> DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
<b>DWP</b> DWP	 Police Training site	 Skill Center
 DWP Pumping Station	<b>PO</b> 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)	<b>C</b> Private College	 Steam Plant
 Fire Supply & Maintenance	<b>E</b> 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	<b>JH</b> Private Junior High School	<b>UTL</b> Utility Yard
 Helistop	<b>PS</b> Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	<b>SH</b> Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	<b>SF</b> 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
	Lot Ties		Tract Map		
	Building Outlines 2014		Parcel Map		
	Building Outlines 2008				



**EXHIBIT G**  
**SITE AND SURROUNDING AREA PHOTOS**



VTM No. 73939

Plummer & Sepulveda

9433 Sepulveda Blvd. & 15508 Plummer St.  
APN(s): 2656-016-005 & 2656-016-010

City of Los Angeles  
Department of City Planning



Address: 9433 Sepulveda Blvd. &  
15508 Plummer St.

APN(s): 2656-016-005 & 2656-016-010  
PIN #: 198B145 54

Tract: SUBDIVISION NO. 1 OF THE  
PROPERTY OF THE PORTER LAND  
AND WATER COMPANY

Block: None

Lot: FR 39 SEC 20 T2N R15W  
Arb: 5

Zoning: RA-1

General Plan: Low Residential





























**EXHIBIT H**

**ENVIRONMENTAL CLEARANCE**




**ENV-2015-4183-MND**

**MITIGATION MONITORING PROGRAM**

**ADDENDUM**



CITY OF LOS ANGELES  
OFFICE OF THE CITY CLERK  
ROOM 395, CITY HALL  
LOS ANGELES, CALIFORNIA 90012  
CALIFORNIA ENVIRONMENTAL QUALITY ACT  
**PROPOSED MITIGATED NEGATIVE DECLARATION**

<b>LEAD CITY AGENCY</b> City of Los Angeles	<b>COUNCIL DISTRICT</b> CD 7 - FELIPE FUENTES		
<b>PROJECT TITLE</b> ENV-2015-4183-MND	<b>CASE NO.</b> CPC-2015-4184-GPA-ZC-BL-SPR, VTT-73939-CN		
<b>PROJECT LOCATION</b> 15508 W PLUMMER ST			
<b>PROJECT DESCRIPTION</b> Corrected Project Description of ENV-2015-4183-MND. The project includes requests for a General Plan Amendment to the Mission Hills-Panorama City-North Hills Community Plan from the Low Residential and Medium Residential land use category to the Low Medium II land use category (including the properties immediately east of the subject site located at 15450 W. Plummer St. and 15420 W. Plummer St.), a Zone Change from RA-1 and R3-1 to (T)(Q)RD1.5-1, a Building Line Removal originally established pursuant to Ordinance 99739, and a Site Plan Review for the development of 50 or more dwelling units. The project consists of a 3-story, 41 feet in height with rooftop decks, subdivision with 75 condominium (townhome-style) units, ground floor parking, and 19,104 square feet of common open space on an approx. 136,545 sq. ft. (3.13 acre) site. A vacant school and a vacant single family home are to be demolished.			
<b>NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY</b> Williams Communities, LLC 21080 Centre Pointe Parkway Santa Clarita, CA 91350			
<b>FINDING:</b> The City Planning Department of the City of Los Angeles has Proposed that a mitigated negative declaration be adopted for this project because the mitigation measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance <p style="text-align: center;">(CONTINUED ON PAGE 2)</p>			
<b>SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.</b>			
Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt the mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.			
<b>THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.</b>			
<b>NAME OF PERSON PREPARING THIS FORM</b> <i>WILLIAM HUGHEN</i>	<table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="width: 50%; vertical-align: top;"><b>TITLE</b> Planning Assistant</td><td style="width: 50%; vertical-align: top;"><b>TELEPHONE NUMBER</b> (818) 374-5049</td></tr></table>	<b>TITLE</b> Planning Assistant	<b>TELEPHONE NUMBER</b> (818) 374-5049
<b>TITLE</b> Planning Assistant	<b>TELEPHONE NUMBER</b> (818) 374-5049		
<b>ADDRESS</b> 200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012	<table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="width: 60%; vertical-align: top;"><b>SIGNATURE (Official)</b> </td><td style="width: 40%; vertical-align: top;"><b>DATE</b> 08/10/2016</td></tr></table>	<b>SIGNATURE (Official)</b> 	<b>DATE</b> 08/10/2016
<b>SIGNATURE (Official)</b> 	<b>DATE</b> 08/10/2016		



**I-10. Aesthetics (Landscape Plan)**

- Environmental impacts to the character and aesthetics of the neighborhood may result from project implementation. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- All landscaped areas shall be maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect in accordance with LAMC Sections 12.40 and 12.41. The final landscape plan shall be reviewed and approved by the City of Los Angeles Department of City Planning during the building permit process.

**I-120. Aesthetics (Light)**

- Environmental impacts to the adjacent residential properties may result due to excessive illumination on the project site. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.

**III-90. Air Quality**

- Air Quality impacts from project implementation due to construction-related emissions may occur. However, the potential impact may be mitigated to a less than significant level by the following measures:
- AQ-1 All off-road construction equipment greater than 50 hp shall meet US EPA Tier 4 emission standards, where available, to reduce NOx, PM10 and PM2.5 emissions at the Project site. In addition, all construction equipment shall be outfitted with Best Available Control Technology devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.
- AQ-2 Require the use of 2010 and newer diesel haul trucks (e.g., material delivery trucks and soil import/export) and if the Lead Agency determines that 2010 model year or newer diesel trucks cannot be obtained, the Lead Agency shall require trucks that meet U.S. EPA 2007 model year NOx emissions requirements.
- AQ-3 At the time of mobilization of each applicable unit of equipment, a copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit shall be provided.

**IV-20. Habitat Modification (Nesting Native Birds, Non-Hillside or Urban Areas)**

- The project will result in the removal of vegetation and disturbances to the ground and therefore may result in take of nesting native bird species. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA).
- Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1- August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86).
- If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:
- Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within properties adjacent to the project site, as access to adjacent areas allows. The surveys shall be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.
- If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species until August 31.
- Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.



- The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.

**IV-60. Tree Preservation (Grading Activities)**

- 
- "Orange fencing" or other similarly highly visible barrier shall be installed outside of the drip line of locally protected and significant (trunk diameter of 8 inches or greater) non-protected trees, or as may be recommended by the Tree Expert. The barrier shall be maintained throughout the grading phase, and shall not be removed until the completion and cessation of all grading activities.

**IV-70. Tree Removal (Non-Protected Trees)**

- Environmental impacts from project implementation may result due to the loss of significant trees on the site. However, the potential impacts will be mitigated to a less than significant level by the following measures:
- Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.
- 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. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.
- Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division, Bureau of Street Services, Department of Public Works.

**IV-80. Tree Removal (Locally Protected Species)**

- Environmental impacts may result due to the loss of protected trees on the site. However, these potential impacts will be mitigated to less than significant level by the following measures:
- A minimum of two trees (a minimum of 48-inch box in size if available) shall be planted for each protected tree that is removed. The canopy of the replacement trees, at the time they are planted, shall be in proportion to the canopies of the protected tree(s) removed and shall be to the satisfaction of the Urban Forestry Division.
- The location of trees planted for the purposes of replacing a removed protected tree shall be clearly indicated on the required landscape plan, which shall also indicate the replacement tree species and further contain the phrase "Replacement Tree" in its description.
- Bonding (Tree Survival):
- a. The applicant shall post a cash bond or other assurances acceptable to the Bureau of Engineering in consultation with the Urban Forestry Division and the decision maker guaranteeing the survival of trees required to be maintained, replaced or relocated in such a fashion as to assure the existence of continuously living trees for a minimum of three years from the date that the bond is posted or from the date such trees are replaced or relocated, whichever is longer. Any change of ownership shall require that the new owner post a new protected tree bond to the satisfaction of the Bureau of Engineering. Subsequently, the original owner's protected tree bond may be exonerated.
- b. The City Engineer shall use the provisions of Section 17.08 as its procedural guide in satisfaction of said bond requirements and processing. Prior to exoneration of the bond, the owner of the property shall provide evidence satisfactory to the City Engineer and Urban Forestry Division that the protected trees were properly replaced, the date of the replacement and the survival of the replacement trees for a period of three years.
- A Tree Report shall be submitted to the Urban Forestry Division of the Bureau of Street Services, Department of Public Works, for review and approval of mitigation measures for the removal of protected trees. Such mitigation shall be documented in the project CEQA clearance and conditions of approval.

**VII-10. Green House Gas Emissions**

- The project will result in impacts resulting in increased green house gas emissions. However, the impact can be reduced to a less than significant level through compliance with the following measure(s):
- Low- and non-VOC containing paints, sealants, adhesives, solvents, asphalt primer, and architectural coatings (where used), or pre-fabricated architectural panels shall be used in the construction of the Project to reduce VOC emissions to the maximum extent practicable.



- To encourage carpooling and the use of electric vehicles by Project residents and visitors, at least twenty (20)% of the total code-required parking spaces provided for all types of parking facilities, but in no case less than one location, shall be capable of supporting future electric vehicle supply equipment (EVSE). Plans shall indicate the proposed type and location(s) of EVSE and also include raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all electric vehicles at all designated EV charging locations at their full rated amperage. Plan design shall be based upon Level 2 or greater EVSE at its maximum operating ampacity. Only raceways and related components are required to be installed at the time of construction. When the application of the 20% results in a fractional space, round up to the next whole number. A label stating "EV CAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.
- The Project shall meet the Tier 1 requirements of the Los Angeles Green Building Code.
- The Project shall meet the Tier 2 requirements of the Los Angeles Green Building Code.

**VIII-70. Emergency Evacuation Plan**

- Environmental impacts may result from project implementation due to possible interference with an emergency response plan. However, these potential impacts will be mitigated to a less than significant level by the following measure:
- Prior to the issuance of a building permit, the applicant shall develop an emergency response plan in consultation with the Fire Department. The emergency response plan shall include but not be limited to the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals, and fire departments.

**XII-20. Increased Noise Levels (Demolition, Grading, and Construction Activities)**

- 
- Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

**XII-170. Severe Noise Levels (Residential Fronting on Major or Secondary Highway, or adjacent to a Freeway)**

- Environmental impacts to future occupants may result from this project's implementation due to mobile noise. However, these impacts will be mitigated to a less than significant level by the following measures:
- All exterior windows having a line of sight of a Major or Secondary Highway shall be constructed with double-pane glass and use exterior wall construction which provides a Sound Transmission Class (STC) value of 50, as determined in accordance with ASTM E90 and ASTM E413, or any amendment thereto.
- The applicant, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for a building permit, any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room.

**XIV-10. Public Services (Fire)**

- Environmental impacts may result from project implementation due to the location of the project in an area having marginal fire protection facilities. However, this potential impact will be mitigated to a less than significant level by the following measure:
- The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

**XIV-20. Public Services (Police – Demolition/Construction Sites)**

- 
- Temporary construction fencing shall be placed along the periphery of the active construction areas to screen as much of the construction activity from view at the local street level and to keep unpermitted persons from entering the construction area.

**XIV-30. Public Services (Police)**



- Environmental impacts may result from project implementation due to the location of the project in an area having marginal police services. However, this potential impact will be mitigated to a less than significant level by the following measure:
- The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design", published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.

**XIV-40. Public Services (Construction Activity Near Schools)**

- Environmental impacts may result from project implementation due to the close proximity of the project to a school. However, the potential impact will be mitigated to a less than significant level by the following measures:
- The developer and contractors shall maintain ongoing contact with administrator of Sepulveda Middle School. The administrative offices shall be contacted when demolition, grading and construction activity begin on the project site so that students and their parents will know when such activities are to occur. The developer shall obtain school walk and bus routes to the schools from either the administrators or from the LAUSD's Transportation Branch (323)342-1400 and guarantee that safe and convenient pedestrian and bus routes to the school be maintained.
- The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets adjacent to the school.
- Due to noise impacts on the schools, no construction vehicles or haul trucks shall be staged or idled on these streets during school hours.

**XV-40. Recreation**

- The project will result impacts on recreation. However, the impact can be reduced to a less than significant level though compliance with the following measure(s):

**XVI-80. Transportation/Traffic**

- The project will result in impacts to transportation and/or traffic systems. However, the impact can be reduced to a less than significant level though compliance with the following measure(s):
- Applicant shall plan construction and construction staging as to maintain pedestrian access on adjacent sidewalks throughout all construction phases. This requires the applicant to maintain adequate and safe pedestrian protection, including physical separation (including utilization of barriers such as K-Rails or scaffolding, etc.) from work space and vehicular traffic and overhead protection, due to sidewalk closure or blockage, at all times.
- Temporary pedestrian facilities should be adjacent to the project site and provide safe, accessible routes that replicate as nearly as practical the most desirable characteristics of the existing facility.
- Covered walkways shall be provided where pedestrians are exposed to potential injury from falling objects.
- Applicant shall keep sidewalk open during construction until only when it is absolutely required to close or block sidewalk for construction staging. Sidewalk shall be reopened as soon as reasonably feasible taking construction and construction staging into account.



**CITY OF LOS ANGELES**  
OFFICE OF THE CITY CLERK  
ROOM 395, CITY HALL  
LOS ANGELES, CALIFORNIA 90012  
**CALIFORNIA ENVIRONMENTAL QUALITY ACT**  
**INITIAL STUDY**  
**and CHECKLIST**  
(CEQA Guidelines Section 15063)

<b>LEAD CITY AGENCY:</b> City of Los Angeles		<b>COUNCIL DISTRICT:</b> CD 7 - FELIPE FUENTES	<b>DATE:</b> 08/24/2016
<b>RESPONSIBLE AGENCIES:</b> Department of City Planning			
<b>ENVIRONMENTAL CASE:</b> ENV-2015-4183-MND	<b>RELATED CASES:</b> CPC-2015-4184-GPA-ZC-BL-SPR, VTT-73939-CN		
<b>PREVIOUS ACTIONS CASE NO.:</b>	<input type="checkbox"/> Does have significant changes from previous actions. <input checked="" type="checkbox"/> Does NOT have significant changes from previous actions.		
<b>PROJECT DESCRIPTION:</b> 70 CONDOMINIUM UNITS WITHIN NINE SEPARATE BUILDINGS, 4 STORIES HAVING 3 LEVELS OF DWELLINGS OVER ONE AT GRADE PARKING GARAGE.			
<b>ENV PROJECT DESCRIPTION:</b> Corrected Project Description of ENV-2015-4183-MND. The project includes requests for a General Plan Amendment to the Mission Hills-Panorama City-North Hills Community Plan from the Low Residential and Medium Residential land use category to the Low Medium II land use category (including the properties immediately east of the subject site located at 15450 W. Plummer St. and 15420 W. Plummer St.), a Zone Change from RA-1 and R3-1 to (T)(Q)RD1.5-1, a Building Line Removal originally established pursuant to Ordinance 99739, and a Site Plan Review for the development of 50 or more dwelling units. The project consists of a 3-story, 41 feet in height with rooftop decks, subdivision with 75 condominium (townhome-style) units, ground floor parking, and 19,104 square feet of common open space on an approx. 136,545 sq. ft. (3.13 acre) site. A vacant school and a vacant single family home are to be demolished.			
<b>ENVIRONMENTAL SETTINGS:</b> The site consists of 2 rectangular parcels that intersect in the non-street fronting rear with a combined approximate total area of 136,457 sq. ft. The parcel that faces Sepulveda Boulevard (9433 Sepulveda Boulevard) has a 165 foot-frontage and the parcel that faces Plummer Street (15508 Plummer Street) has a 125 foot-frontage. The project site surrounds the four parcels located to the direct northeast and is bordered to the south and west by residential parcels. The parcel located at 9433 Sepulveda Boulevard is zoned RA-1 and the parcel located at 15508 Plummer Street is zoned RA-1. The entire site is designated as Low/Medium Residential within the Mission Hills – Panorama City – North Hills Community Plan area. Sepulveda Middle School and the Carlos Santana Arts Academy are within 500 feet of the project site. There are no additional schools or parks within 500 feet of the project site. The site is located 2.1 miles from the nearest fault (Northridge Fault). The project is also subject to ZI No. 2427 Freeway Adjacent Advisory Notice for Sensitive Uses due to the project request for a general plan amendment.			
Surrounding properties along Sepulveda Boulevard are primarily zoned R3-1, R1.5-1, or [Q] C2-1VL and developed with a mix of hotel and residential multi-family uses. Surrounding properties along Plummer Street are primarily zoned RA-1 or (T)(Q)RES-1 RA-1 and developed with a mix of residential multi-family apartments and single-family homes. Adjacent properties to the south, west, and southwest are developed in the RA-1 zone with residential single-family homes.			
<b>PROJECT LOCATION:</b> 15508 W PLUMMER ST			
<b>COMMUNITY PLAN AREA:</b> MISSION HILLS - PANORAMA CITY - NORTH HILLS  <b>STATUS:</b>  <input type="checkbox"/> Does Conform to Plan <input checked="" type="checkbox"/> Does NOT Conform to Plan	<b>AREA PLANNING COMMISSION:</b> NORTH VALLEY		<b>CERTIFIED NEIGHBORHOOD COUNCIL:</b> NORTH HILLS EAST



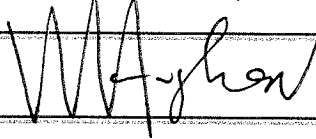
<b>EXISTING ZONING:</b> RA-1, R3-1	<b>MAX. DENSITY/INTENSITY ALLOWED BY ZONING:</b> 1 d.u. / 17,500 sq. ft.	<b>LA River Adjacent:</b>
<b>GENERAL PLAN LAND USE:</b> Low Residential, Medium Residential	<b>MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION:</b> 1 d.u. / 3,600 sq. ft.	
	<b>PROPOSED PROJECT DENSITY:</b> 1 d.u. / 1,794 sq. ft.	



## Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Planning Assistant

(818) 374-5049

Signature

Title

Phone

## Evaluation Of Environmental Impacts:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where they are available for review.
  - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.



6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
  - a. The significance criteria or threshold, if any, used to evaluate each question; and
  - b. The mitigation measure identified, if any, to reduce the impact to less than significance.



## Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input checked="" type="checkbox"/> AESTHETICS <input type="checkbox"/> AGRICULTURE AND FOREST RESOURCES <input checked="" type="checkbox"/> AIR QUALITY <input checked="" type="checkbox"/> BIOLOGICAL RESOURCES <input type="checkbox"/> CULTURAL RESOURCES <input type="checkbox"/> GEOLOGY AND SOILS	<input checked="" type="checkbox"/> GREEN HOUSE GAS EMISSIONS <input checked="" type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS <input type="checkbox"/> HYDROLOGY AND WATER QUALITY <input type="checkbox"/> LAND USE AND PLANNING <input type="checkbox"/> MINERAL RESOURCES <input checked="" type="checkbox"/> NOISE	<input type="checkbox"/> POPULATION AND HOUSING <input checked="" type="checkbox"/> PUBLIC SERVICES <input checked="" type="checkbox"/> RECREATION <input checked="" type="checkbox"/> TRANSPORTATION/TRAFFIC <input type="checkbox"/> UTILITIES AND SERVICE SYSTEMS <input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE
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## INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

### *Background*

**PROPONENT NAME:**

Williams Communities, LLC

**PHONE NUMBER:**

(661) 222-9207

**APPLICANT ADDRESS:**

21080 Centre Pointe Parkway  
Santa Clarita, CA 91350

**AGENCY REQUIRING CHECKLIST:**

Department of City Planning

**DATE SUBMITTED:**

11/16/2015

**PROPOSAL NAME (if Applicable):**

15508 Plummer Street and 9433 Sepulveda Boulevard



Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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<b>I. AESTHETICS</b>				
a.	Have a substantial adverse effect on a scenic vista?		✓	
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			✓
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?	✓		
d.	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	✓		
<b>II. AGRICULTURE AND FOREST RESOURCES</b>				
a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?			✓
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?			✓
c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?			✓
d.	Result in the loss of forest land or conversion of forest land to non-forest use?			✓
e.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			✓
<b>III. AIR QUALITY</b>				
a.	Conflict with or obstruct implementation of the applicable air quality plan?		✓	
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		✓	
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		✓	
d.	Expose sensitive receptors to substantial pollutant concentrations?	✓		
e.	Create objectionable odors affecting a substantial number of people?	✓		
<b>IV. BIOLOGICAL RESOURCES</b>				
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	✓		
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			✓
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			✓
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			✓
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	✓		
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			✓
<b>V. CULTURAL RESOURCES</b>				



Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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a.	Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?				✓
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			✓	
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓
d.	Disturb any human remains, including those interred outside of formal cemeteries?				✓
e.	Cause a substantial adverse change in the significance of a site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native American Tribe that is listed or determined eligible for listing on the California register of historical resources, listed on a local historical register, or otherwise determined by the lead agency to be a tribal cultural resource?			✓	

#### VI. GEOLOGY AND SOILS

a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				✓
b.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking?			✓	
c.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction?			✓	
d.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Landslides?			✓	
e.	Result in substantial soil erosion or the loss of topsoil?			✓	
f.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			✓	
g.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			✓	
h.	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			✓	

#### VII. GREEN HOUSE GAS EMISSIONS

a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?		✓		
b.	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✓	

#### VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		✓		
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓	
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			✓	
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✓



Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓
h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓

#### IX. HYDROLOGY AND WATER QUALITY

a.	Violate any water quality standards or waste discharge requirements?				✓
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			✓	
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			✓	
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			✓	
e.	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			✓	
f.	Otherwise substantially degrade water quality?				✓
g.	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
h.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓
j.	Inundation by seiche, tsunami, or mudflow?				✓

#### X. LAND USE AND PLANNING

a.	Physically divide an established community?				✓
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			✓	
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓

#### XI. MINERAL RESOURCES

a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓

#### XII. NOISE

a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✓	
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Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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b.	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?		✓	
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	✓		
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	✓		
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?		✓	
f.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?			✓

### XIII. POPULATION AND HOUSING

a.	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?		✓	
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			✓
c.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			✓

### XIV. PUBLIC SERVICES

a.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection?	✓		
b.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Police protection?	✓		
c.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Schools?	✓		
d.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Parks?		✓	
e.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Other public facilities?		✓	

### XV. RECREATION

a.	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	✓		
b.	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?		✓	

### XVI. TRANSPORTATION/TRAFFIC



Potentially significant impact	Less than significant with mitigation incorporated	Less than significant impact	No impact
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a.	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?		✓		
b.	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			✓	
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		✓		
e.	Result in inadequate emergency access?				✓
f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			✓	
<b>XVII. UTILITIES AND SERVICE SYSTEMS</b>					
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			✓	
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
c.	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			✓	
e.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			✓	
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			✓	
g.	Comply with federal, state, and local statutes and regulations related to solid waste?			✓	
<b>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE</b>					
a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			✓	
b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			✓	
c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			✓	

Note: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.



## DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)

The Environmental Impact Assessment includes the use of official City of Los Angeles and other government source reference materials related to various environmental impact categories (e.g., Hydrology, Air Quality, Biology, Cultural Resources, etc.). The State of California, Department of Conservation, Division of Mines and Geology - Seismic Hazard Maps and reports, are used to identify potential future significant seismic events; including probable magnitudes, liquefaction, and landslide hazards. Based on applicant information provided in the Master Land Use Application and Environmental Assessment Form, impact evaluations were based on stated facts contained therein, including but not limited to, reference materials indicated above, field investigation of the project site, and any other reliable reference materials known at the time.

Project specific impacts were evaluated based on all relevant facts indicated in the Environmental Assessment Form and expressed through the applicant's project description and supportive materials. Both the Initial Study Checklist and Checklist Explanations, in conjunction with the City of Los Angeles's Adopted Thresholds Guide and CEQA Guidelines, were used to reach reasonable conclusions on environmental impacts as mandated under the California Environmental Quality Act (CEQA).

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as **ENV-2015-4183-MND** and the associated case(s),

**CPC-2015-4184-GPA-ZC-BL-SPR, VTT-73939-CN**. Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) **will not:**

- Substantially degrade environmental quality.
- Substantially reduce fish or wildlife habitat.
- Cause a fish or wildlife habitat to drop below self sustaining levels.
- Threaten to eliminate a plant or animal community.
- Reduce number, or restrict range of a rare, threatened, or endangered species.
- Eliminate important examples of major periods of California history or prehistory.
- Achieve short-term goals to the disadvantage of long-term goals.
- Result in environmental effects that are individually limited but cumulatively considerable.
- Result in environmental effects that will cause substantial adverse effects on human beings.

### ADDITIONAL INFORMATION:

All supporting documents and references are contained in the Environmental Case File referenced above and may be viewed in the EIR Unit, Room 763, City Hall.

For City information, addresses and phone numbers: visit the City's website at <http://www.lacity.org> ; City Planning - and Zoning Information Mapping Automated System (ZIMAS) [cityplanning.lacity.org/](http://cityplanning.lacity.org/) or EIR Unit, City Hall, 200 N Spring Street, Room 763. Seismic Hazard Maps - <http://gmw.consrv.ca.gov/shmp/> Engineering/Infrastructure/Topographic Maps/Parcel Information - <http://boemaps.eng.ci.la.ca.us/index01.htm> or City's main website under the heading "Navigate LA".

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
	Planning Assistant	(818) 374-5049	10/11/2016



Impact?	Explanation	Mitigation Measures
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## APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

I. AESTHETICS		
a.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would have a substantial adverse effect on a scenic vista. A scenic vista refers to views of focal points or panoramic views of broader geographic areas that have visual interest. A focal point view would consist of a view of a notable object, building, or setting. An impact on a scenic vista would occur if the bulk or design of a building or development contrasts enough with a visually interesting view, so that the quality of the view is permanently affected. The project site is located in the central region of the Mission Hills – Panorama City – North Hills community plan area. The area has a pattern of low to medium density residential and commercial that includes single-family homes, multi-family apartment buildings, and hotels. The project site fronts Sepulveda Boulevard, a designated Major Highway Class II corridor, and Plummer Street, a designated Secondary corridor. Although the proposed project would substantially increase the height and massing on the project site, project implementation would not obstruct any views of unique scenic vistas or focal points. Therefore, impacts related to scenic vistas would be less than significant. Development of the proposed project would result in an incremental intensification of existing prevailing land uses in an already urbanized area of Los Angeles. Furthermore, development of the project and related projects is expected to occur in accordance with adopted plans and regulations. Therefore, cumulative aesthetic impacts would be less than significant.</p>
b.	NO IMPACT	<p>A significant impact would occur if the proposed project would substantially damage scenic resources within a State Scenic Highway. The City of Los Angeles' General Plan Mobility Element (Citywide General Plan Circulation System Maps) indicates that no City-designated scenic highways are located near the project site. Therefore, no impacts related to scenic highways would occur.</p>



Impact?	Explanation	Mitigation Measures
c.	<p>LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED</p>	<p>A significant impact would occur if the proposed project would substantially degrade the existing visual character or quality of the project site and its surroundings. Significant impacts to the visual character of a site and its surroundings are generally based on the removal of features with aesthetic value, the introduction of contrasting urban features into a local area, and the degree to which the elements of the proposed project detract from the visual character of an area. The project area is developed with a mix of land uses, including residential and institutional. The Sepulveda Middle School and Carlos Santana Arts Academy located to the east of the project site across Sepulveda Boulevard. Immediately west and south of the project site are low-rise single-family residential buildings, with multi-family apartment developments located immediately north of the project site and hotel use located to the south of the project along Sepulveda Boulevard. The proposed project would include design features and landscaping improvements to enhance the visual quality of the area. Accordingly, the proposed project would not degrade the existing visual character or quality of the project site and its surroundings. Therefore, the proposed project would result in a less-than-significant impact on visual quality with mitigation incorporated.</p>
d.	<p>LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED</p>	<p>I-10 A landscape plan shall be prepared to mitigate impacts to less than significant levels.</p> <p>I-120 LIGHTING PLACED ALONG THE TOWNHOME GROUND FLOOR ENTRANCES SHOULD BE DOWNCAST. ADDITIONAL SECURITY LIGHTING SHOULD USE NIGHT-FRIENDLY LEDS.</p>



Impact?	Explanation	Mitigation Measures
	comprised of highly reflective glass or mirror-like materials. Nighttime glare is primarily associated with bright point-source lighting that contrasts with existing low ambient light conditions. Due to the urbanized nature of the area, a moderate level of ambient nighttime light already exists. Nighttime lighting sources include street lights, vehicle headlights, and interior and exterior building illumination. The proposed project would include nighttime lighting along the townhome ground floor entrances but would not substantially change existing ambient nighttime lighting conditions. The proposed project does not include any elements or features that would create substantial new sources of glare. Therefore, light and glare impacts would be less than significant.	
GRICULTURE AND FOREST RESOURCES		
NO IMPACT	A significant impact would occur if the proposed project would convert valued farmland to non-agricultural uses. The project site is partially developed with three multi-family apartment buildings. No Farmland, agricultural uses, or related operations are present within the project site or surrounding area. Due to its urban setting, the project site and surrounding area are not included in the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, the proposed project would not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use, and no impact would occur.	
NO IMPACT	A significant impact would occur if the proposed project would convert valued farmland to non-agricultural uses. The project site is partially developed with three multi-family apartment buildings. No Farmland, agricultural uses, or related operations are present within the project site or surrounding area. Due to its urban setting, the project site and surrounding area are not included in the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, the proposed project would not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use, and no impact would	



Impact?	Explanation	Mitigation Measures
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		occur.	
c.	NO IMPACT	A significant impact would occur if the proposed project conflicted with existing zoning or caused rezoning of forest land or timberland, or result in the loss of forest land or in the conversion of forest land to non-forest use. The project site and the surrounding area are not zoned for forest land or timberland. Accordingly, the proposed project would not conflict with forest land or timberland zoning or result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact would occur.	
d.	NO IMPACT	A significant impact would occur if the proposed project conflicted with existing zoning or caused rezoning of forest land or timberland, or result in the loss of forest land or in the conversion of forest land to non-forest use. The project site and the surrounding area are not zoned for forest land or timberland. Accordingly, the proposed project would not conflict with forest land or timberland zoning or result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact would occur.	
e.	NO IMPACT	A significant impact would occur if the proposed project caused the conversion of farmland to non-agricultural use. The project site does not contain farmland, forestland, or timberland. Therefore, no impacts would occur.	

### III. AIR QUALITY

a.	LESS THAN SIGNIFICANT IMPACT	The South Coast Air Quality Management District (SCAQMD) is the agency primarily responsible for comprehensive air pollution control in the South Coast Air Basin and reducing emissions from area and point stationary, mobile, and indirect sources. SCAQMD prepared the 2012 Air Quality Management Plan (AQMP) to meet federal and state ambient air quality standards. A significant air quality impact may occur if a project is inconsistent with the AQMP or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of that plan. The proposed project is not expected to conflict with or obstruct the implementation of the AQMP and SCAQMD rules. The proposed project is also subject to the City's Green Building Program Ordinance (Ord. No. 179,890), which was adopted to reduce the use of	
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Impact?	Explanation	Mitigation Measures
	natural resources, create healthier living environments, and minimize the negative impacts of development on local, regional and global ecosystems. Therefore, impacts would be less than significant.	
b.	<p><b>LESS THAN SIGNIFICANT IMPACT</b></p> <p>A significant impact would occur if the proposed project would violate any air quality standard or contribute substantially to an existing or projected air quality violation. Project construction and operation emissions are estimated using California Emissions Estimator Model (CalEEMod), a statewide land use emissions computer model designed to quantify potential criteria pollutant and greenhouse gas (GHG) emissions associated with both construction and operations from land use projects. According to the CalEEMod model results for similar types of projects, Overall Construction (Maximum Daily Emission) for the proposed project would not exceed the SCAQMD thresholds for the criteria pollutants Reactive Organic Compounds (ROG), Nitrogen Oxides (NOx), Carbon Monoxide (CO), Sulfur Dioxide (SO2), and Respirable Particulate Matter (PM10 and PM2.5). The project is estimated to generate less than the SCAQMD threshold of 75 pounds per day (lbs/day) for ROG, 100 lbs/day for NOx, 550 lbs/day for CO, 150 lbs per day for SO2, 150 lbs/day for PM10, and 55 lbs/day for PM2.5. Additionally, the project output is also below the significance thresholds for these criteria pollutants with regard to Overall Operational Emissions. The project is estimated to generate less than the SCAQMD threshold of 55 pounds per day (lbs/day) for ROG, 55 lbs/day for NOx, 550 lbs/day for CO, 150 lbs per day for SO2, 150 lbs/day for PM10, and 55 lbs/day for PM2.5. Motor vehicles that access the project site would be the predominant source of long-term project emissions. Additional emissions would be generated by area sources, such as energy use and landscape maintenance activities. However, average daily traffic associated with the proposed project is estimated to be less than significant, as identified on the LADOT Referral Form dated May 10, 2016 completed for the proposed project. Therefore, the proposed project would result in a less-than-significant impact related to regional operational emissions.</p>	



Impact?	Explanation	Mitigation Measures
LESS THAN SIGNIFICANT IMPACT	<p>The project will produce fugitive dust and mobile source emissions as a result of construction activity. The proposed project and the entire Los Angeles metropolitan area are located within the South Coast Air Basin, which is characterized by relatively poor air quality. The Basin is currently classified as a federal and State non-attainment area for Ozone (O3), Respirable Particulate Matter (PM10 and PM2.5), and lead (Pb) and a federal attainment/maintenance area for Carbon Monoxide (CO). It is classified as a State attainment area for CO, and it currently meets the federal and State standards for Nitrogen Dioxide (NO2), Sulfur Oxides (SOX), and lead (Pb). Because the Basin is designated as a State and/or federal nonattainment air basin for O3, PM10, PM2.5, and NO2, there is an on-going regional cumulative impact associated with these pollutants. However, an individual project can emit these pollutants without significantly contributing to this cumulative impact depending on the magnitude of emissions. This magnitude is determined by the project-level significance thresholds established by the SCAQMD. The project would be subject to regulatory compliance measures, which reduce the impacts of operational and construction regional emissions. A project of this size (76 units) would not likely exceed the project-level SCAQMD localized significance thresholds for criteria air pollutants and the impact would be less than significant.</p>	
LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	<p>Based on the City of Los Angeles CEQA Thresholds Guide, a significant impact may occur if a project were to generate pollutant concentrations to a degree that would significantly affect sensitive receptors. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The project site is surrounded by single-family homes to the west and south and multi-family residential to the north and east. Street), and a shopping center, senior housing, and a hospital to the east across N. Sepulveda Boulevard.</p>	<p>III-90 Mitigation measure III-90 will ensure that impacts to sensitive receptors within 500 feet of the proposed project site are reduced a less than significant level.</p>



Impact?	Explanation	Mitigation Measures
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		<p>However, construction-related maximum daily localized construction emissions would likely not exceed the SCAQMD thresholds for Respirable Particulate Matter (PM10 and PM2.5), Carbon Monoxide (CO), and Nitrogen Oxides (NOx). The California Air Resources Board (CARB) has published guidance for locating new sensitive receptors (e.g., residences) away from nearby sources of air pollution. Relevant recommendations include avoiding siting new sensitive land uses within 500 feet of a freeway or 300 feet of a large gas station (defined as a facility with a throughput of 3.6 million gallons per year or greater). The project site is not near either a freeway or a large gas station. Therefore, the proposed project would result in a less-than-significant impact.</p>	
e.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	<p>Potential sources that may emit odors during construction activities include equipment exhaust and architectural coatings. Odors from these sources would be localized and generally confined to the immediate area surrounding the project site. The proposed project would utilize typical construction techniques, and the odors would be typical of most construction sites and temporary in nature. Construction of the proposed project would not cause an odor nuisance. According to the SCAQMD CEQA Air Quality Handbook, land uses and industrial operations that are associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies and fiberglass molding. The proposed land uses would not result in activities that create objectionable odors. Therefore, the proposed project would result in a less-than-significant impact related to objectionable odors.</p>	<p>III-90 Mitigation measure III-90 will ensure that all construction related air quality impacts to surrounding residents will be reduced to a less than significant level.</p>
<b>IV. BIOLOGICAL RESOURCES</b>			
a.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	<p>A project would have a significant biological impact through the loss or destruction of individuals of a species or through the degradation of sensitive habitat. The project is located in an urbanized area, adjacent to the Sepulveda Boulevard corridor.</p>	<p>IV-20 Measure IV-20 will ensure impacts to nesting bird species are reduced to less than significant levels.</p>



Impact?	Explanation	Mitigation Measures
	<p>Vegetation on the site includes a variety of tree species as well as overgrown ornamental landscaping and invasive plant species. The seventeen on-site trees will be removed or disturbed during project construction: this includes three existing trees defined as protected. One protected, poor condition California Sycamore will be removed and mitigated by the project. Two protected, moderate condition California Walnut trees will be protected in place in the project. Nesting birds are protected under the Federal Migratory Bird Treaty Act (MBTA) (Title 33, United States Code, Section 703 et seq., see also Title 50, Code of Federal Regulation, Part 10) and Section 3503 of the California Department of Fish and Wildlife Code. Thus, the project applicant shall comply with the mitigation measures to ensure that no significant impacts to nesting birds or sensitive biological species or habitat would occur. Therefore, with mitigation, the impacts would be reduced to less than significant.</p>	
b. NO IMPACT	<p>A significant impact would occur if any riparian habitat or natural community would be lost or destroyed as a result of urban development. The project site does not contain any riparian habitat and does not contain any streams or water courses necessary to support riparian habitat. Therefore, the proposed project would not have any effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife (CDFW) or the United States Fish and Wildlife Services (USFWS), and no impacts would occur.</p>	
c. NO IMPACT	<p>A significant impact would occur if federally protected wetlands would be modified or removed by a project. The project site does not contain any federally protected wetlands, wetland resources, or other waters of the United States as defined by Section 404 of the Clean Water Act. The project site is located in a highly urbanized area and developed/previously developed with residential, office, and commercial uses.</p>	



Impact?	Explanation	Mitigation Measures
	Therefore, the proposed project would not have any effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, and no impacts would occur.	
d. NO IMPACT	A significant impact would occur if the proposed project would interfere with, or remove access to, a migratory wildlife corridor or impede use of native wildlife nursery sites. Due to the highly urbanized nature of the project site and surrounding area and the lack of a major water body the project site does not support habitat for native resident or migratory species or contain native nurseries. Therefore, the proposed project would not interfere with wildlife movement or impede the use of native wildlife nursery sites, and no impact would occur.	
e. LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	A significant impact would occur if the proposed project would be inconsistent with local regulations pertaining to biological resources. The proposed project would not conflict with any policies or ordinances protecting biological resources, such as the City of Los Angeles Protected Tree Ordinance (No. 177,404) so long as removed protected trees are mitigated according to a certified arborist. The project site contains locally-protected biological resources that include one total protected tree specimen. The one specimen will be removed from the site. The proposed project would be required to comply with the provisions of the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code (CFGF). Both the MBTA and CDFW protects migratory birds that may use trees on or adjacent to the project site for nesting, and may be disturbed during construction of the proposed project. Although the proposed project plan removal of one protected tree specimen, the proposed project would not conflict with any local policies or ordinances protecting biological resources because the applicant has submitted to adequate biological site mitigation.	IV-60, IV-70, IV-80 Measures IV-60, IV-70, and IV-80 will ensure impacts to on site trees are reduced to less than significant levels.



Impact?	Explanation	Mitigation Measures
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f.	NO IMPACT	The project site and its vicinity are not part of any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. Therefore, the proposed project would not conflict with the provisions of any adopted conservation plan, and no impacts would occur.
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#### V. CULTURAL RESOURCES

a.	NO IMPACT	A significant impact would occur if the proposed project would substantially alter the environmental context of, or remove identified historical resources. The project includes demolition of one vacant school constructed in 1920 and one vacant single-family dwelling constructed in 1947. However, neither residence has 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 the City's HistoricPlacesLA website, the City's new online information and management system created to inventory Los Angeles' significant historic resources. It includes detailed information on many of the City's designated resources as well as surveyed properties recorded and published to date as part of SurveyLA, the citywide survey of Los Angeles. Therefore, the impact would be less than significant.
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if a known or unknown archaeological resource would be removed, altered, or destroyed as a result of the proposed development. Section 15064.5 of the State CEQA Guidelines defines significant archaeological resources as resources that meet the criteria for historical resources or resources that constitute unique archaeological resources. A project-related significant impact could occur if a project would significantly affect archaeological resources that fall under either of these categories. If archaeological resources are discovered during excavation, grading, or construction activities, work shall cease in



Impact?	Explanation	Mitigation Measures
	the area of the find until a qualified archaeologist has evaluated the find in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Personnel of the proposed Modified Project shall not collect or move any archaeological materials and associated materials. Construction activity may continue unimpeded on other portions of the Project site. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Therefore, the impact would be less than significant.	
NO IMPACT	A significant impact would occur if excavation or construction activities associated with the proposed project would disturb paleontological or unique geological features. If paleontological resources are discovered during excavation, grading, or construction, the City of Los Angeles Department of Building and Safety shall be notified immediately, and all work shall cease in the area of the find until a qualified paleontologist evaluates the find. Construction activity may continue unimpeded on other portions of the Project site. The paleontologist shall determine the location, the time frame, and the extent to which any monitoring of earthmoving activities shall be required. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Therefore, the impact would be less than significant.	
NO IMPACT	A significant impact would occur if previously interred human remains would be disturbed during excavation of the project site. Human remains could be encountered during excavation and grading activities associated with the proposed project. While no formal cemeteries, other places of human interment, or burial grounds or sites are known to occur within the project area, there is always a possibility that human remains can be encountered during construction. If human remains are encountered unexpectedly during construction demolition and/or grading	



Impact?	Explanation	Mitigation Measures
	activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to California Public Resources Code (PRC) Section 5097.98. If human remains of Native American origin are discovered during project construction, compliance with state laws, which fall within the jurisdiction of the Native American Heritage Commission (NAHC) (Public Resource Code Section 5097), relating to the disposition of Native American burials will be adhered to. Therefore, the impact would be less than significant.	
e. LESS THAN SIGNIFICANT IMPACT	Assembly Bill 52 (AB 52) establishes a formal consultation process for California Native American Tribes to identify potential significant impacts to Tribal Cultural Resources, as defined in Public Resources Code §21074, as part of CEQA. As specified in AB 52, lead agencies must provide notice to tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if the tribe has submitted a written request to be notified. The Native American Heritage Commission (NAHC) provided a list of Native American groups and individuals who might have knowledge of the religious and/or cultural significance of resources that may be in and near the Project site. An informational letter was mailed to a total of ten (10) Native Americans known to have resources in this area, on May 27, 2016, describing the Project and requesting any information regarding resources that may exist on or near the Project site. No responses were received; therefore, the impacts would be less than significant.	
<b>VI. GEOLOGY AND SOILS</b>		
a. NO IMPACT	A significant impact would occur if the proposed project would cause personal injury or death or result in property damage as a result of a fault rupture occurring on the project site and if the project site is located within a State-designated Alquist-Priolo Zone or other designated fault zone. According to the California Department of Conservation Special Studies Zone Map, the project site is not located within an Alquist-Priolo Special Studies Zone or Fault Rupture Study Area. The proposed	



Impact?	Explanation	Mitigation Measures
	<p>project would not expose people or structures to potential adverse effects resulting from the rupture of known earthquake faults. The project is approximately 3.45 miles from the Northridge Fault. The Alquist-Priolo Earthquake Fault Zoning Act is intended to mitigate the hazard of surface fault rupture on structures for human occupancy. Therefore, no impacts would occur.</p>	
b. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would cause personal injury or death or resulted in property damage as a result of seismic ground shaking. The entire Southern California region is susceptible to strong ground shaking from severe earthquakes. Consequently, development of the proposed project could expose people and structures to strong seismic ground shaking. However, the proposed project would be designed and constructed in accordance with State and local Building Codes to reduce the potential for exposure of people or structures to seismic risks to the maximum extent possible. The proposed project would be required to comply with the California Department of Conservation, Division of Mines and Geology (CDMG), which provides guidance for the evaluation and mitigation of earthquake-related hazards, and with the seismic safety requirements in the Uniform Building Code (UBC) and the LAMC. Compliance with such requirements would reduce seismic ground shaking impacts to the maximum extent practicable with current engineering practices. Therefore, impacts related to strong seismic ground shaking would be less than significant.</p>	
c. LESS THAN SIGNIFICANT IMPACT	<p>Based upon the criteria established in the City of Los Angeles CEQA Thresholds Guide, a significant impact may occur if a proposed project site is located within a liquefaction zone. Liquefaction is the loss of soil strength or stiffness due to a buildup of pore-water pressure during severe ground shaking. This site is not located in the California Department of Conservation's Seismic Hazard Zones Map, and the project site is not located within a liquefaction zone. Therefore, the impact would be less than significant.</p>	



Impact?	Explanation	Mitigation Measures
LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would be implemented on a site that would be located in a hillside area with unstable geological conditions or soil types that would be susceptible to failure when saturated. According to the California Department of Conservation, Division of Mines and Geology, the Seismic Hazard Zones Map for this area shows the project site is not located within a landslide hazard zone. The project site and surrounding area are relatively flat. Therefore, the proposed project would expose people or structures less than significant impacts from landslides.	
LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if construction activities or future uses would result in substantial soil erosion or loss of topsoil. Construction of the proposed project would result in ground surface disturbance during site clearance, excavation, and grading, which could create the potential for soil erosion to occur. Construction activities would be performed in accordance with the requirements of the Los Angeles Building Code and the Los Angeles Regional Water Quality Control Board (LARWQCB) through the City's Stormwater Management Division. In addition, the proposed project would be required to develop a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would require implementation of an erosion control plan to reduce the potential for wind or waterborne erosion during the construction process.	
LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if any unstable geological conditions would result in any type of geological failure, including lateral spreading, off-site landslides, liquefaction, or collapse. Development of the proposed project would not have the potential to expose people and structures to seismic-related ground failure, including liquefaction and landslide. Subsidence and ground collapse generally occur in areas with active groundwater withdrawal or petroleum production. The extraction of groundwater or petroleum from sedimentary source rocks can cause the permanent collapse of the pore space previously occupied by the removed fluid. The project site is not identified as being located in an oil field or within an oil	



Impact?	Explanation	Mitigation Measures
	drilling area. The proposed project would be required to implement standard construction practices that would ensure that the integrity of the project site and the proposed structures is maintained. Construction will be required by the Department of Building and Safety to comply with the City of Los Angeles Uniform Building Code (UBC) which is designed to assure safe construction and includes building foundation requirements appropriate to site conditions. With the implementation of the Building Code requirements and the Department of Building and Safety's Soils Report Approval Letter when issued, the potential for landslide lateral spreading, subsidence, liquefaction or collapse would be less-than-significant.	
g. LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would be built on expansive soils without proper site preparation or design features to provide adequate foundations for project buildings, thus, posing a hazard to life and property. Expansive soils have relatively high clay mineral and expand with the addition of water and shrink when dried, which can cause damage to overlying structures. However, the proposed project would be required to comply with the requirements of the UBC, LAMC, and other applicable building codes. Compliance with such requirements would reduce impacts related to expansive soils, and impacts would be less than significant.	
h. LESS THAN SIGNIFICANT IMPACT	A project would cause a significant impact if adequate wastewater disposal is not available. The project site is located in a highly urbanized area, where wastewater infrastructure is currently in place. The proposed project would connect to existing sewer lines that serve the project site and would not use septic tanks or alternative wastewater disposal systems. Therefore, impacts would be less than significant.	
<b>VII. GREEN HOUSE GAS EMISSIONS</b>		
a. LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	<b>Greenhouse gases (GHG) are those gaseous constituents of the atmosphere, both natural and human generated, that absorb and emit radiation at specific wavelengths within the spectrum of terrestrial radiation emitted by the earth's</b>	<b>VII-10 MITIGATION MEASURE VII-10 WOULD ENSURE THE PROJECT'S IMPACTS RELATED TO GREENHOUSE GAS EMISSIONS WOULD BE LESS THAN SIGNIFICANT.</b>



Impact?	Explanation	Mitigation Measures
	<p>surface, the atmosphere itself, and by clouds. The City has adopted the LA Green Plan to provide a citywide plan for achieving the City's GHG emissions targets, for both existing and future generation of GHG emissions. In order to implement the goal of improving energy conservation and efficiency, the Los Angeles City Council has adopted multiple ordinances and updates to establish the current Los Angeles Green Building Code (LAGBC) (Ordinance No.181,480). The LAGBC requires projects to achieve a 20 percent reduction in potable water use and wastewater generation. Through required implementation of the LAGBC, the proposed project would be consistent with local and statewide goals and policies aimed at reducing the generation of GHGs. Therefore, the proposed project's generation of GHG emissions would not make a cumulatively considerable contribution to emissions and impacts would be less than significant. Compliance with existing regulations and implementation of mitigation measures would ensure the project's impacts related to greenhouse gas emissions would be less than significant.</p>	
b. LESS THAN SIGNIFICANT IMPACT	<p>The California legislature passed Senate Bill (SB) 375 to connect regional transportation planning to land use decisions made at a local level. SB 375 requires the metropolitan planning organizations to prepare a Sustainable Communities Strategy (SCS) in their regional transportation plans to achieve the per capita GHG reduction targets. For the SCAG region, the SCS is contained in the 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The 2012-2035 RTP/SCS focuses the majority of new housing and job growth in high-quality transit areas and other opportunity areas on existing main streets, in downtowns, and commercial corridors, resulting in more opportunity for transit-oriented development. In addition, SB 743, adopted September 27, 2013, encourages land use and transportation planning decisions that reduce vehicle miles traveled, which contribute to GHG emissions, as required by AB 32. The</p>	



Impact?	Explanation	Mitigation Measures
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	project would provide infill residential development and would not interfere with SCAG's ability to implement the regional strategies outlined in the 2012-2035 RTP/SCS. The proposed project, therefore, would be consistent with statewide, regional and local goals and policies aimed at reducing GHG emissions and would result in a less-than-significant impact related to plans that target the reduction of GHG emissions.	
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#### VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	<p>A significant impact would occur if the proposed project would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Construction of the proposed project would involve the temporary use of potentially hazardous materials, including vehicle fuels, oils, and transmission fluids. Operation of the project would involve the limited use and storage of common hazardous substances typical of those used in multi-family residential and retail/commercial developments, including lubricants, paints, solvents, custodial products (e.g., cleaning supplies), pesticides and other landscaping supplies, and vehicle fuels, oils, and transmission fluids. No uses or activities are proposed that would result in the use or discharge of unregulated hazardous materials and/or substances, or create a public hazard through transport, use, or disposal. As a residential development, the proposed project would not involve large quantities of hazardous materials that would require routine transport, use, or disposal. With compliance to applicable standards and regulations and adherence to manufacturer's instructions related to the transport, use, or disposal of hazardous materials, the proposed project would not create a significant hazard through the routine transport, use, or disposal of hazardous materials, and impacts would be less than significant with mitigation incorporated.</p>	<p><b>VIII-70</b> Mitigation measure VII-70 will ensure that potential hazardous construction impacts are reduced to a level that is less than significant.</p>
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Impact?	Explanation	Mitigation Measures
b.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>A significant impact would occur if the proposed project created a significant hazard to the public or environment due to a reasonably foreseeable release of hazardous materials. The structure located at 15508 Plummer Street was constructed in 1947 and the existing structure located at 9433 North Sepulveda Boulevard was constructed in 1920. These existing structures may contain asbestos-containing materials (ACMs) and lead-based paint (LBP). Demolition of these buildings would have the potential to release asbestos fibers in to the atmosphere if such materials exist and they are not properly stabilized or removed prior to demolition activities. The removal of asbestos is regulated by SCAQMD Rule 1403; therefore, any asbestos found on-site would be required to be removed in accordance with applicable regulations prior to demolition. Similarly, it is likely that lead-based paint is present in buildings constructed prior to 1979. Compliance with existing State laws regarding removal would be required, resulting in a less-than-significant impact.</p>	
c.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>Construction activities have the potential to result in the release, emission, handling, and disposal of hazardous materials within one-quarter mile of an existing school. Sepulveda Middle School and the Carlos Santana Arts Academy are located approximately 200 feet east of the project site. The proposed project would provide for 76 residential townhome units. This type of uses would be expected to use and store very small amounts of hazardous materials, such as paints, solvents, cleaners, pesticides, etc. All hazardous materials within the project site would be acquired, handled, used, stored, transported, and disposed of in accordance with all applicable federal, State, and local requirements. With this compliance, the proposed project would result in a less-than-significant impact.</p>	
d.	<p>NO IMPACT</p> <p>A significant impact would occur if the project site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would create a significant hazard to the public or the environment. The California Department of Toxic Substances Control (DTSC) maintains a</p>	



Impact?	Explanation	Mitigation Measures
	<p>database (EnviroStor) that provides access to detailed information on hazardous waste permitted sites and corrective action facilities, as well as existing site cleanup information. EnviroStor also provides information on investigation, cleanup, permitting, and/or corrective actions that are planned, being conducted, or have been completed under DTSC's oversight. A review of EnviroStor did not identify any records of hazardous waste facilities on the project site. Therefore, the proposed project would not be located on a site that is included on a list of hazardous materials sites or create a significant hazard to the public or the environment, and no impact would occur.</p>	
e. NO IMPACT	<p>The project site is not located in an airport land use plan area. The project site is approximately 1.9 miles from the Van Nuys Airport. However, the project site is not directly aligned with any runways or taxiways and therefore is not directly impacted by the airport environment. Therefore, the proposed project would result in a less than significant safety hazard for people residing or working in the project area.</p>	
f. NO IMPACT	<p>The project site is not located in an airport land use plan area. The project site is approximately 1.9 miles from the Van Nuys Airport. However, the project site is not directly aligned with any runways or taxiways and therefore is not directly impacted by the airport environment. Therefore, the proposed project would result in a less than significant safety hazard for people residing or working in the project area.</p>	
g. NO IMPACT	<p>The nearest emergency route is North Sepulveda Boulevard, adjacent to the project site (City of Los Angeles, Safety Element of the Los Angeles City General Plan, Critical Facilities and Lifeline Systems, Exhibit H, November 1996.) The proposed project would not require the closure of any public or private streets and would not impede emergency vehicle access to the project site or surrounding area. Additionally, emergency access to and from the project site would be provided in accordance with requirements of the Los Angeles Fire Department (LAFD). Therefore, the proposed project would not impair implementation of or</p>	



Impact?	Explanation	Mitigation Measures
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		physically interfere with an adopted emergency response plan or emergency evacuation plan, and no impact would occur.	
h.	NO IMPACT	A significant impact would occur if the proposed project exposed people and structures to high risk of wildfire. The project site is located in a highly urbanized area of the City and the area surrounding the project site is completely developed. Accordingly, the project site and the surrounding area are not subject to wildland fires. Therefore, the proposed project would not expose people or structures to a risk of loss, injury, or death involving wildland fires, and no impact would occur.	

#### IX. HYDROLOGY AND WATER QUALITY

a.	NO IMPACT	A significant impact would occur if the proposed project discharges water that does not meet the quality standards of agencies which regulate surface water quality and water discharge into storm water drainage systems, or does not comply with all applicable regulations as governed by the Los Angeles Regional Water Quality Control Board (LARWQCB). Stormwater runoff from the proposed project has the potential to introduce small amounts of pollutants into the stormwater system. Pollutants would be associated with runoff from landscaped areas (pesticides and fertilizers) and paved surfaces (ordinary household cleaners). Thus, the proposed project would be required to comply with the National Pollutant Discharge Elimination System (NPDES) standards and the City's Stormwater and Urban Runoff Pollution Control regulations (Ordinance No. 172,176 and No. 173,494) to ensure pollutant loads from the project site are minimized for downstream receiving waters. The ordinances contain requirements for construction activities and operation of projects to integrate low impact development practices and standards for stormwater pollution mitigation, and maximize open, green and pervious space on all projects consistent with the City's landscape ordinance and other related requirements in the City's Development Best Management Practices (BMPs) Handbook. Conformance would be ensured during the City's building plan review and	
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Impact?	Explanation	Mitigation Measures
	approval process. Therefore, the proposed project would result in less-than-significant impacts.	
b. LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would substantially deplete groundwater or interferes with groundwater recharge. The proposed project would not require the use of groundwater at the project site. Potable water would be supplied by the Los Angeles Department of Water and Power (LADWP), which draws its water supplies from distant sources for which it conducts its own assessment and mitigation of potential environmental impacts. Therefore, the project would not require direct additions or withdrawals of groundwater. Therefore, the impact on groundwater supplies or groundwater recharge would be less than significant.	
c. LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would substantially alter the drainage pattern of an existing stream or river so that erosion or siltation would result. There are no streams or rivers located in the project vicinity. Project construction would temporarily expose on-site soils to surface water runoff. However, compliance with construction-related BMPs and/or the Storm Water Pollution Prevention Plan (SWPPP) would control and minimize erosion and siltation. During project operation, storm water or any runoff irrigation waters would be directed into existing storm drains that are currently receiving surface water runoff under existing conditions. Significant alterations to existing drainage patterns within the project site and surrounding area would not occur. Therefore, the proposed project would result in less-than-significant impact related to the alteration of drainage patterns and on- or off-site erosion or siltation.	
d. LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would substantially alter the drainage pattern of an existing stream or river such that flooding would result. There are no streams or rivers located in the project vicinity. During project operation, storm water or any runoff irrigation waters would be directed into existing storm drains that are currently receiving surface water runoff under existing conditions. Impermeable	



Impact?	Explanation	Mitigation Measures
	surfaces resulting from the development of the project would not substantially change the volume of stormwater runoff in a manner that would result in flooding on- or off-site. Accordingly, significant alterations to existing drainage patterns within the site and surrounding area would not occur. Therefore, the proposed project would result in less-than-significant impacts related to the alteration of drainage patterns and on- or off-site flooding.	
e. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if runoff water would exceed the capacity of existing or planned storm drain systems serving the project site, or if the proposed project would substantially increase the probability that polluted runoff would reach the storm drain system.</p> <p>Site-generated surface water runoff would continue to flow to the City's storm drain system. Any project that creates, adds, or replaces 500 square feet of impervious surface must comply with the Low impact Development (LID) Ordinance or alternatively, the City's Standard Urban Stormwater Mitigation Plan (SUSMP), as an LAMC requirement to address water runoff and storm water pollution.</p> <p>Therefore, the proposed project would result in less-than-significant impacts related to existing storm drain capacities or water quality.</p>	
f. NO IMPACT	<p>The project site is not located in an airport land use plan area. The project site is approximately 1.9 miles from the Van Nuys Airport. However, the project site is not directly aligned with any runways or taxiways and therefore is not directly impacted by the airport environment.</p> <p>Therefore, the proposed project would result no impact to people residing or working in the project area.</p>	
g. NO IMPACT	<p>A significant impact would occur if the proposed project would be located within a 100-year or 500-year floodplain or would impede or redirect flood flows.</p> <p>According to the Safety Element of the City of Los Angeles General Plan Safety Element of the Los Angeles City General Plan, Critical Facilities and Lifeline Systems, Exhibit F, the project site is not located within a 100-year or 500-year floodplain. Therefore, the proposed project would not be located in such areas, and no impact related to flood</p>	



Impact?	Explanation	Mitigation Measures
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		zones would occur.	
h.	NO IMPACT	A significant impact would occur if the proposed project would be located within a 100-year or 500-year floodplain or would impede or redirect flood flows. According to the Safety Element of the City of Los Angeles General Plan Safety Element of the Los Angeles City General Plan, Critical Facilities and Lifeline Systems, Exhibit F, the project site is not located within a 100-year or 500-year floodplain. Therefore, the proposed project would not be located in such areas, and no impact related to flood zones would occur.	
i.	NO IMPACT	A significant impact would occur if the proposed project would be located within an area susceptible to flooding as a result of the failure of a levee or dam. The project site and the surrounding areas are not located within a flood hazard area. Accordingly, the proposed project would not expose people or structures to a significant risk of loss, injury, or death involving flooding. Therefore, the proposed project would have no impact related to flooding.	
j.	NO IMPACT	A significant impact would occur if the proposed project would be located within an area susceptible to inundation by seiche, tsunami, or mudflow. A seiche is an oscillation of a body of water in an enclosed or semi-enclosed basin, such as a reservoir, harbor, or lake. A tsunami is a great sea wave produced by a significant undersea disturbance. Mudflows result from the down slope movement of soil and/or rock under the influence of gravity. The project site and the surrounding areas are not located near a water body to be inundated by seiche. Similarly, the project site and the surrounding areas are located approximately 14.7 miles from the Pacific Ocean. Therefore, the project would have no impact related to inundation by seiche, tsunami, or mudflow.	
<b>X. LAND USE AND PLANNING</b>			
a.	NO IMPACT	A significant impact would occur if the proposed project would be sufficiently large or configured in such a way so as to create a physical barrier within an established community. A physical division of an established community is caused by an impediment to through	



Impact?	Explanation	Mitigation Measures
	travel or a physical barrier, such as a new freeway with limited access between neighborhoods on either side of the freeway, or major street closures. The proposed project would not involve any street vacation or closure or result in development of new thoroughfares or highways. The proposed project, the construction of new residential townhome-style development in an urbanized area in Los Angeles, would not divide an established community. Therefore, no impact would occur.	
b. LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if a project is inconsistent with the General Plan or zoning designations currently applicable to the project site, and would cause adverse environmental effects, which the General Plan and zoning ordinance are designed to avoid or mitigate. The site is located within the Mission Hills – Panorama City – North Hills Community Plan Area. The site is zoned RA-1, with a General Plan land use designation of low residential. The proposed project would be comprised of 75 residential dwelling units. Residential uses are permitted in RA-1 zoned lots with a development density of 17,500 square feet per dwelling unit. The proposed add area for the discretionary general plan amendment includes the properties to the east of the subject site, specifically the parcels located at 15420 W. Plummer St. and 15420 W. Plummer St. The proposed project would not conform to the allowable land uses pursuant to the Los Angeles Municipal Code. The decision makers will determine whether discretionary requests will conflict with applicable plans/policies. Impacts related to land use have been mitigated elsewhere, or are addressed through compliance with existing regulations. Therefore, the impact would be less than significant.	
c. NO IMPACT	A significant impact would occur if the proposed project were located within an area governed by a habitat conservation plan or natural community conservation plan. The project site is not subject to any habitat conservation plan or natural community conservation plan. Therefore, no impact would occur.	

## XI. MINERAL RESOURCES



Impact?	Explanation	Mitigation Measures
NO IMPACT	A significant impact would occur if the proposed project would result in the loss of availability of known mineral resources of regional value or locally-important mineral resource recovery site. The project site is not classified by the City as containing significant mineral deposits nor is it designated for mineral extraction land use. In addition, the project site is not identified by the City as being located in an oil field or within an oil drilling area. Therefore, the proposed project would not result in the loss of availability of any known, regionally- or locally-valuable mineral resource, and no impact would occur.	
NO IMPACT	A significant impact would occur if the proposed project would result in the loss of availability of known mineral resources of regional value or locally-important mineral resource recovery site. The project site is not classified by the City as containing significant mineral deposits nor is it designated for mineral extraction land use. In addition, the project site is not identified by the City as being located in an oil field or within an oil drilling area. Therefore, the proposed project would not result in the loss of availability of any known, regionally- or locally-valuable mineral resource, and no impact would occur.	
NOISE		
LESS THAN SIGNIFICANT IMPACT	The City of Los Angeles has established policies and regulations concerning the generation and control of noise that could adversely affect its citizens and noise-sensitive land uses. Construction activity would result in temporary increases in ambient noise levels in the project area on an intermittent basis. Noise levels would fluctuate depending on the construction phase, equipment type and duration of use, distance between the noise source and receptor, and presence or absence of noise attenuation barriers. Construction noise for the project will cause a temporary increase in the ambient noise levels, but will be subject to the LAMC Sections 112.05 (Maximum Noise Level of Powered Equipment or Powered Hand Tools) and 41.40 (Noise Due to Construction, Excavation Work – When Prohibited) regarding construction hours and construction equipment noise thresholds. Construction and demolition	



Impact?	Explanation	Mitigation Measures
		shall be restricted to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday. The project shall comply with the City of Los Angeles General Plan Noise Element and Ordinance No. 161,574, which prohibits the emission of creation of noise beyond certain levels at adjacent uses unless technically infeasible.
b.	LESS THAN SIGNIFICANT IMPACT	Construction activities can generate varying degrees of vibration, depending on the construction procedures and the type of construction equipment used. The operation of construction equipment generates vibrations that spread through the ground and diminish with distance from the source. Unless heavy construction activities are conducted extremely close (within a few feet) to the neighboring structures, vibrations from construction activities rarely reach the levels that damage structures. By complying with regulations, the project would result in a less-than-significant impact related to construction vibration.
c.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	<b>A significant impact would occur if the project caused a substantial permanent increase in noise levels above existing ambient levels. New stationary sources of noise, such as rooftop mechanical HVAC equipment would be installed on the proposed development. The design of the equipment will be required to comply with LAMC Section 112.02, which prohibits noise from air conditioning, refrigeration, heating, pumping, and filtering equipment from exceeding the ambient noise level on the premises of other occupied properties by more than five dBA. With implementation of the regulations that address rooftop mechanical equipment and additional applicable mitigation measures, a substantial permanent increase for nearby sensitive receptors would be reduced to a less than significant level.</b>
<b>XII-170</b> <b>Mitigation measure XII-170 will ensure noise related impacts will be reduced to a less than significant level.</b>		
d.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	<b>A significant impact would occur if the project resulted in substantial temporary or periodic increase in ambient noise levels. As discussed above, impacts are expected to be less than significant for construction and operational noise and vibration with mitigation incorporated.</b>
<b>XII-20</b> <b>Mitigation measure XII-20 will ensure that noise related impacts during proposed project construction will be reduced to a less than significant level.</b>		



Impact?	Explanation	Mitigation Measures
LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would expose people residing or working in the project area to excessive noise levels from a public airport or public use airport. The proposed project is located within two miles of a public airport or public use airport. However, the proposed project is not located near airport runways or airplane flight paths. The project site is also outside of the Los Angeles International Airport Land Use Plan. Accordingly, the proposed project would not expose people working or residing in the project area to excessive noise levels from a public airport or public use airport. Therefore, the impact would be less than significant.	
NO IMPACT	A significant impact would occur if the proposed project would expose people residing or working in the project area to excessive noise levels from a private airstrip. The proposed project is not within the vicinity of a private airstrip. Accordingly, the proposed project would not expose people working or residing in the project area to excessive noise levels from a private airstrip. Therefore, no impact would occur.	
. POPULATION AND HOUSING		
LESS THAN SIGNIFICANT IMPACT	A potentially significant impact would occur if the proposed project would induce substantial population growth that would not have otherwise occurred as rapidly or in as great a magnitude. The proposed project would result in the development of 75 residential units. The increase in residential population resulting from the proposed project would not be considered substantial in consideration of anticipated growth for the Mission Hills – Panorama City – North Hills Community Plan, and is within the Southern California Association of Governments' (SCAG) 2020 population projections for the City in their 2012-2035 Regional Transportation Plan. The project would meet a growing demand for housing near jobs and transportation centers, consistent with State, regional and local regulations designed to reduce trips and greenhouse gas emissions. Operation of the proposed project would not induce substantial population growth in the project area, either directly or indirectly. The physical secondary or	



Impact?	Explanation	Mitigation Measures
	indirect impacts of population growth such as increased traffic or noise have been adequately mitigated in other portions of this document. Therefore, the impact would be less than significant.	
b.	NO IMPACT  A potentially significant impact would occur if the proposed project would displace a substantial quantity of existing residences or a substantial number of people. The proposed project would result in the demolition of one single-family residential unit and one school. However, both of these structures are vacant. Therefore, no impact would occur.	
c.	NO IMPACT  A potentially significant impact would occur if the proposed project would displace a substantial quantity of existing residences or a substantial number of people. The proposed project would result in the demolition of one single-family residential unit and one school. However, both of these structures are vacant and are not currently in use. Therefore, no impact would occur.	
<b>XIV. PUBLIC SERVICES</b>		
a.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED  A significant impact would occur if the Los Angeles Fire Department (LAFD) could not adequately serve the proposed project, necessitating a new or physically altered station. The project site and the surrounding area are currently served by three LAFD stations – Fire Station 7, located at 14630 Plummer Street (approximately 1.0 mile east of the project site), Fire Station 75, located at 15345 San Fernando Road (approximately 2.2 miles north of the project site), and Fire Station 87, located at 10124 Balboa Boulevard (approximately 2.7 miles northwest of the project site). The proposed project would result in a net increase of 75 units, which could increase the number of emergency calls and demand for LAFD fire and emergency services. To maintain the level of fire protection and emergency services, the LAFD may require additional fire personnel and equipment. However, given that there are existing fire stations in close proximity to the project site, it is not anticipated that there would be a need to build a new or expand an existing fire station to serve the proposed project and maintain	XIV-10 Mitigation measure XIV-10 will ensure all impacts to fire department service will be reduced to a less than significant level.



Impact?	Explanation	Mitigation Measures
	<p>acceptable service ratios, response times, or other performance objectives for fire protection. By analyzing data from previous years and continuously monitoring current data regarding response times, types of incidents, and call frequencies, LAFD can shift resources to meet local demands for fire protection and emergency services. The proposed project would neither create capacity or service level problems nor result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for fire protection. Therefore, the proposed project would result in a less-than-significant impact with mitigation incorporated.</p>	
<p>b. LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED</p>	<p>A significant impact would occur if the Los Angeles Police Department (LAPD) could not adequately serve the proposed project, necessitating a new or physically altered station. The proposed project would result in a net increase of 75 units and could increase demand for police service. The project site and the surrounding area are currently served by LAPD's Mission Area Community Police Station, located at 11121 Sepulveda Boulevard (approximately 2.2 miles north of the project site). Prior to the issuance of a building permit, the LAPD would review the project plans to ensure that the design of the project follows the LAPD's Design Out Crime Program, an initiative that introduces the techniques of Crime Prevention Through Environmental Design (CPTED) to all City departments beyond the LAPD. Through the incorporation of these techniques into the project design, in combination with the safety features already incorporated into the proposed project, the proposed project would neither create capacity/service level problems nor result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for police protection.</p>	<p>XIV-20, XIV-30 Mitigation measure XIV-20 and XIV-30 will ensure all impacts to police department service will be reduced to a less than significant level.</p>



Impact?	Explanation	Mitigation Measures
		Therefore, the proposed project would result in a less-than-significant impact with mitigation incorporated in relation to police protection services.
c.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	<p>A significant impact would occur if the proposed project would include substantial employment or population growth, which could generate a demand for school facilities that would exceed the capacity of the school district. The proposed project would add 76 residential units, which could increase enrollment at schools that service the area. However, development of the proposed project would be subject to California Government Code Section 65995, which would allow LAUSD to collect impact fees from developers of new residential and commercial space. Conformance to California Government Code Section 65995 is deemed to provide full and complete mitigation of impacts to school facilities. Therefore, the proposed project would result in a less-than-significant impact to public schools with mitigation incorporated.</p> <p><b>XIV-40</b> Mitigation measure XIV-40 will ensure all impacts to schools will be reduced to a less than significant level.</p>
d.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would exceed the capacity or capability of the local park system to serve the proposed project. The City of Los Angeles Department of Recreation and Parks (RAP) is responsible for the provision, maintenance, and operation of public recreational and park facilities and services in the City. The proposed project would result in a net increase of 75 units, which could result in increased demand for parks and recreation facilities. Pursuant to Section 21.10 of the LAMC, the applicant shall pay the Dwelling Unit Construction Tax for construction of apartment buildings. Therefore, the proposed project would not create capacity or service level problems, or result in substantial physical impacts associated with the provision or new or altered parks facilities. Accordingly, the proposed project would result in a less-than-significant impact on park facilities.</p>



Impact?	Explanation	Mitigation Measures
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e.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would result in substantial employment or population growth that could generate a demand for other public facilities, including libraries, which exceed the capacity available to serve the project site, necessitating new or physically altered public facilities, the construction of which would cause significant environmental impacts. The proposed project would result in a net increase of 75 units, which could result in increased demand for library services and resources of the Los Angeles Public Library System. However, the proposed project would not create substantial capacity or service level problems that would require the provision of new or expanded public facilities in order to maintain an acceptable level of service for libraries and other public facilities. Therefore, the proposed project would result in a less-than-significant impact on other public facilities.</p>	
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#### XV. RECREATION

a.	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	<p>A significant impact would occur if the proposed project would exceed the capacity or capability of the local park system to serve the proposed project. The City of Los Angeles Department of Recreation and Parks (RAP) is responsible for the provision, maintenance, and operation of public recreational and park facilities and services in the City. The proposed project would result in a net increase of 75 units, which could result in increased demand for parks and recreation facilities. Pursuant to Section 21.10 of the LAMC, the applicant shall pay the Dwelling Unit Construction Tax for construction of apartment buildings. Therefore, the proposed project would not create capacity or service level problems, or result in substantial physical impacts associated with the provision of new or altered parks facilities. Accordingly, the proposed project would result in a less-than-significant impact on park facilities with mitigation incorporated.</p>	<p><b>XV-40</b> Mitigation measure XI-40 - Quimby Act Fees will ensure impacts to parks and recreation facilities will be less than significant.</p>
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Impact?	Explanation	Mitigation Measures
b.	<p><b>LESS THAN SIGNIFICANT IMPACT</b></p> <p>A significant impact would occur if the proposed project would exceed the capacity or capability of the local park system to serve the proposed project. The City of Los Angeles Department of Recreation and Parks (RAP) is responsible for the provision, maintenance, and operation of public recreational and park facilities and services in the City. The proposed project would result in a net increase of 75 units, which could result in increased demand for parks and recreation facilities. Pursuant to Section 21.10 of the LAMC, the applicant shall pay the Dwelling Unit Construction Tax for construction of apartment buildings. Therefore, the proposed project would not create capacity or service level problems, or result in substantial physical impacts associated with the provision or new or altered parks facilities. Accordingly, the proposed project would result in a less-than-significant impact on park facilities.</p>	
<b>XVI. TRANSPORTATION/TRAFFIC</b>		
a.	<p><b>LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED</b></p> <p>A significant impact may occur if the project conflicts with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. The Los Angeles Department of Transportation (LADOT) has reviewed the traffic analysis prepared by Gibson Transportation Consulting, dated February 2016, for the proposed project. The project is estimated to generate a net increase of 513 daily trips, 39 trips in the a.m. peak hour, and 46 trips in the p.m. peak hour. In order to evaluate the effects of the project's traffic on the available transportation infrastructure, LADOT measured the significance of the impacts in terms of change to the volume-to-capacity (V/C) ratio with the proposed project. Based on LADOT traffic impact criteria, the proposed project is not expected to generate significant traffic impacts. Therefore, impacts would be less than significant with mitigation incorporated.</p>	<p><b>XVI-80</b>  <b>Applicant shall follow mitigation measure XVI-80 to ensure impacts to pedestrians and other road users are less than significant.</b></p>



Impact?	Explanation	Mitigation Measures
LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if the proposed project individually or cumulatively exceeded the service standards of the Los Angeles County Metropolitan Transportation Authority (Metro) Congestion Management Program (CMP). This program was created Statewide as a result of Proposition 111 and has been implemented locally by Metro. The CMP for Los Angeles County requires that the traffic impacts of individual development projects of potential regional significance be analyzed. Specific arterial roadways and all State highways comprise the CMP system, and a total of 164 intersections are identified for monitoring throughout Los Angeles County. The local CMP requires that all CMP monitoring intersections be analyzed where a project would likely add more than 50 trips during either the a.m. or p.m. peak hours. The project is the construction of a 76-unit apartment building on a site currently occupied by one single family dwelling, or a net increase of 75 units. Although the new project will result in an increase in trips, the increase would not add more than 50 trips during either the a.m. or p.m. peak hours. Therefore, impacts would be less than significant.	
NO IMPACT	A significant impact would occur if the proposed project would cause a change in air traffic patterns that would result in a substantial safety risk. The proposed project does not include an aviation component or include features that would interfere with air traffic patterns. Therefore, no impact would occur.	
LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	A significant impact would occur if the proposed project would substantially increase an existing hazardous design feature or introduce incompatible uses to the existing traffic pattern. The proposed project would not include unusual or hazardous design features and the proposed project is compatible with existing uses. However, the project may have potentially significant impacts on pedestrians on the street during construction phases. With implementation of the referenced mitigation measure, the potential impacts related to hazards would be reduced to less-than-significant.	XVI-80 Applicant shall follow mitigation measure XVI-80 to ensure impacts to pedestrians and other road users are less than significant.



Impact?	Explanation	Mitigation Measures
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e.	NO IMPACT	A significant impact may occur if the project design threatened the ability of emergency vehicles to access and serve the project site or adjacent uses. The nearest emergency/disaster routes to the project site are Sepulveda Boulevard to the east, Nordhoff Street to the South, and Devonshire Street to the north (City of Los Angeles, General Plan Safety Element Exhibit H, Critical Facilities & Lifeline Systems, 1996). The proposed project would not require the closure of any public or private streets and would not impede emergency vehicle access to the project site or surrounding area. Additionally, emergency access to and from the project site would be provided in accordance with requirements of the Los Angeles Fire Department (LAFD). Therefore, the proposed project would not result in inadequate emergency access, and no impact would occur.	
f.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if the proposed project would conflict with adopted policies or involve modification of existing alternative transportation facilities located on- or off-site. The proposed project would not require the disruption of public transportation services or the alteration of public transportation routes. Since the proposed project would not modify or conflict with any alternative transportation policies, plans or programs, it would have a less than significant impact on such programs.	

#### **XVII. UTILITIES AND SERVICE SYSTEMS**

a.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would exceed wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board (LARWQCB). All wastewater from the project would be treated according to requirements of the NPDES permit authorized by the LARWQCB. Therefore, the proposed project would result in a less-than-significant impact related to wastewater treatment requirements.	
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact would occur if the proposed project would increase water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the project site would be exceeded. The Los Angeles Department of Water and Power (LADWP) conducts water planning based	



Impact?	Explanation	Mitigation Measures
	<p>on forecast population growth. The addition of 75 units as a result of the proposed project would be consistent with Citywide growth, and, therefore, the project demand for water is not anticipated to require new water supply entitlements and/or require the expansion of existing or construction of new water treatment facilities beyond those already considered in the LADWP 2010 Urban Water Management Plan. Prior to any construction activities, the project applicant would be required to coordinate with the City of Los Angeles Bureau of Sanitation (BOS) to determine the exact wastewater conveyance requirements of the proposed project, and any upgrades to the wastewater lines in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as part of the project. Therefore, the proposed project would have a less-than-significant impact related to water or wastewater infrastructure.</p>	
c. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would increase surface water runoff, resulting in the need for expanded off-site storm water drainage facilities. Development of the proposed project would maintain existing drainage patterns; site-generated surface water runoff would continue to flow to the City's storm drain system. The proposed project would not create or contribute runoff water that would exacerbate any existing deficiencies in the storm drain system or provide substantial additional sources of polluted runoff. Therefore, the proposed project would result in a less-than-significant impact related to existing storm drain capacities.</p>	
d. LESS THAN SIGNIFICANT IMPACT	<p>A significant impact would occur if the proposed project would increase water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the project site would be exceeded. The Los Angeles Department of Water and Power (LADWP) conducts water planning based on forecast population growth. The addition of 75 units as a result of the proposed project would be consistent with Citywide growth, and, therefore, the project demand for water is not anticipated to require new water supply</p>	



Impact?	Explanation	Mitigation Measures
	<p>entitlements and/or require the expansion of existing or construction of new water treatment facilities beyond those already considered in the LADWP 2010 Urban Water Management Plan. Prior to any construction activities, the project applicant would be required to coordinate with the City of Los Angeles Bureau of Sanitation (BOS) to determine the exact wastewater conveyance requirements of the proposed project, and any upgrades to the wastewater lines in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as part of the project. Therefore, the proposed project would have a less-than-significant impact related to water or wastewater infrastructure.</p>	
e.	<p>LESS THAN SIGNIFICANT IMPACT</p>	<p>A significant impact would occur if the proposed project would increase water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the project site would be exceeded. The Los Angeles Department of Water and Power (LADWP) conducts water planning based on forecast population growth. The addition of 75 units as a result of the proposed project would be consistent with Citywide growth, and, therefore, the project demand for water is not anticipated to require new water supply entitlements and/or require the expansion of existing or construction of new water treatment facilities beyond those already considered in the LADWP 2010 Urban Water Management Plan. Prior to any construction activities, the project applicant would be required to coordinate with the City of Los Angeles Bureau of Sanitation (BOS) to determine the exact wastewater conveyance requirements of the proposed project, and any upgrades to the wastewater lines in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as part of the project. Therefore, the proposed project would have a less-than-significant impact related to water or wastewater infrastructure.</p>



Impact?	Explanation	Mitigation Measures
f.	<p><b>LESS THAN SIGNIFICANT IMPACT</b></p> <p>A significant impact would occur if the proposed project's solid waste generation exceeded the capacity of permitted landfills. The Los Angeles Bureau of Sanitation (BOS) and private waste management companies are responsible for the collection, disposal, and recycling of solid waste within the City, including the project site. Solid waste during the operation of the proposed project is anticipated to be collected by the BOS and private waste haulers, respectively. As the City's own landfills have all been closed and are non-operational, the destinations are private landfills. In compliance with Assembly Bill (AB) 939, the project applicant would be required to implement a Solid Waste Diversion Program and divert at least 50 percent of the solid waste generated by the project from the applicable landfill site. The proposed project would also comply with all federal, State, and local regulations related to solid waste. Therefore, the proposed project would have a less-than-significant impact related to solid waste.</p>	
g.	<p><b>LESS THAN SIGNIFICANT IMPACT</b></p> <p>A significant impact would occur if the proposed project's solid waste generation exceeded the capacity of permitted landfills. The Los Angeles Bureau of Sanitation (BOS) and private waste management companies are responsible for the collection, disposal, and recycling of solid waste within the City, including the project site. Solid waste during the operation of the proposed project is anticipated to be collected by the BOS and private waste haulers, respectively. As the City's own landfills have all been closed and are non-operational, the destinations are private landfills. In compliance with Assembly Bill (AB) 939, the project applicant would be required to implement a Solid Waste Diversion Program and divert at least 50 percent of the solid waste generated by the project from the applicable landfill site. The proposed project would also comply with all federal, State, and local regulations related to solid waste. Therefore, the proposed project would have a less-than-significant impact related to solid waste.</p>	
<b>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE</b>		



	Impact?	Explanation	Mitigation Measures
a.	LESS THAN SIGNIFICANT IMPACT	Based on the analysis in this Initial Study, the proposed project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. Implementation of the mitigation measures identified and compliance with existing regulations would reduce impacts to less-than-significant levels.	
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if the proposed project, in conjunction with the related projects, would result in impacts that are less than significant when viewed separately but significant when viewed together. Although projects may be constructed in the project vicinity, the cumulative impacts to which the proposed project would contribute would be less than significant. Implementation of the mitigation measures identified would reduce cumulative impacts to less-than-significant levels.	
c.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if the proposed project has the potential to result in significant impacts, as discussed in the preceding sections. All potential impacts of the proposed project have been identified, and mitigation measures have been prescribed, where applicable, to reduce all potential impacts to less-than-significant levels. Upon implementation of mitigation measures identified and compliance with existing regulations, the proposed project would not have the potential to result in substantial adverse impacts on human beings either directly or indirectly.	



# MITIGATION MONITORING PROGRAM

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Section 21081.6 of the Public Resources Code requires a Lead Agency to adopt a “reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment” (Mitigation Monitoring Program, Section 15097 of the *CEQA Guidelines* provides additional direction on mitigation monitoring or reporting). This Mitigation Monitoring Program (MMP) has been prepared in compliance with the requirements of CEQA, Public Resources Code Section 21081.6, and Section 15097 of the CEQA Guidelines. The City of Los Angeles is the Lead Agency for this project.

A Mitigated Negative Declaration (MND) has been prepared to address the potential environmental impacts of the Project. Where appropriate, this environmental document identified Project design features, regulatory compliance measures, or recommended mitigation measures to avoid or to reduce potentially significant environmental impacts of the Proposed Project. This Mitigation Monitoring Program (MMP) is designed to monitor implementation of the mitigation measures identified for the Project.

The MMP is subject to review and approval by the City of Los Angeles as the Lead Agency as part of the approval process of the project, and adoption of project conditions. The required mitigation measures are listed and categorized by impact area, as identified in the MND.

The Project Applicant shall be responsible for implementing all mitigation measures, unless otherwise noted, and shall be obligated to provide documentation concerning implementation of the listed mitigation measures to the appropriate monitoring agency and the appropriate enforcement agency as provided for herein. All departments listed below are within the City of Los Angeles unless otherwise noted. The entity responsible for the implementation of all mitigation measures shall be the Project Applicant unless otherwise noted. As shown on the following pages, each required mitigation measure for the proposed Project is listed and categorized by impact area, with accompanying discussion of:

Enforcement Agency – the agency with the power to enforce the Mitigation Measure.

Monitoring Agency – the agency to which reports involving feasibility, compliance, implementation and development are made, or whom physically monitors the project for compliance with mitigation measures.

Monitoring Phase – the phase of the Project during which the Mitigation Measure shall be monitored.

- Pre-Construction, including the design phase
- Construction
- Pre-Operation
- Operation (Post-construction)



Monitoring Frequency – the frequency of which the Mitigation Measure shall be monitored.

Action Indicating Compliance – the action of which the Enforcement or Monitoring Agency indicates that compliance with the required Mitigation Measure has been implemented.

The MMP performance shall be monitored annually to determine the effectiveness of the measures implemented in any given year and reevaluate the mitigation needs for the upcoming year.

It is the intent of this MMP to:

- Verify compliance of the required mitigation measures of the MND;
- Provide a methodology to document implementation of required mitigation;
- Provide a record and status of mitigation requirements;
- Identify monitoring and enforcement agencies;
- Establish and clarify administrative procedures for the clearance of mitigation measures;
- Establish the frequency and duration of monitoring and reporting; and
- Utilize the existing agency review processes' wherever feasible.

This MMP shall be in place throughout all phases of the proposed Project. The entity responsible for implementing each mitigation measure is set forth within the text of the mitigation measure. The entity responsible for implementing the mitigation shall also be obligated to provide certification, as identified below, to the appropriate monitoring agency and the appropriate enforcement agency that compliance with the required mitigation measure has been implemented.

After review and approval of the final MMP by the Lead Agency, minor changes and modifications to the MMP are permitted, but can only be made by the Applicant or its successor subject to the approval by the City of Los Angeles through a public hearing. The Lead Agency, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed change or modification. The flexibility is necessary in light of the proto-typical nature of the MMP, and the need to protect the environment with a workable program. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the Lead Agency.



# MITIGATION MONITORING PROGRAM

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## Aesthetics

### **I-10 Aesthetics (Landscape Plan)**

Environmental impacts to the character and aesthetics of the neighborhood may result from project implementation. However, the potential impacts will be mitigated to a less than significant level by the following measure:

All landscaped areas shall be maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect in accordance with LAMC Sections 12.40 and 12.41. The final landscape plan shall be reviewed and approved by the City of Los Angeles Department of City Planning during the building permit process.

**Enforcement Agency:** Los Angeles Department of City Planning (plan review); Los Angeles Department of Building and Safety (operation)

**Monitoring Agency:** Los Angeles Department of City Planning (plan review); Los Angeles Department of Building and Safety (operation and maintenance)

**Monitoring Phase:** Pre-construction; Construction

**Monitoring Frequency:** Once, at plan check for Project; Once, during field inspection

**Action Indicating Compliance:** Plan approval and issuance of applicable building permit (Preconstruction); Issuance of Certificate of Occupancy of Use of Land (Construction)

### **I-120 Aesthetics (Light)**

Environmental impacts to the adjacent residential properties may result due to excessive illumination on the project site. However, the potential impacts will be mitigated to a less than significant level by the following measure:

- Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Pre-construction

**Monitoring Frequency:** Once, at plan check



**Action Indicating Compliance:** Plan approval**Biology****IV-20 Habitat Modification (Nesting Native Birds, Non-Hillside or Urban Areas)**

The project will result in the removal of vegetation and disturbances to the ground and therefore may result in take of nesting native bird species. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA).

- Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1- August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86).
- If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:
  - a. Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within properties adjacent to the project site, as access to adjacent areas allows. The surveys shall be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.
  - b. If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species until August 31.
  - c. Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.
  - d. The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.

**Enforcement Agency:** Los Angeles Department of Building and Safety



**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Once, prior to issuance of building permit; or, if vegetation removal, building demolition or grading is initiated during the nesting season, as determined by a qualified biologist

**Action Indicating Compliance:** if vegetation removal, building demolition, or grading is initiated during the nesting season, submittal of a survey report by a qualified biologist.

#### **IV-60 Tree Preservation (Grading Activities)**

- “Orange fencing” or other similarly highly visible barrier shall be installed outside of the drip line of locally protected and significant (trunk diameter of 8 inches or greater) non-protected trees, or as may be recommended by the Tree Expert. The barrier shall be maintained throughout the grading phase, and shall not be removed until the completion and cessation of all grading activities.

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Ongoing during construction

**Action Indicating Compliance:** Issuance of Certificate of Occupancy or Land Use Permit

#### **IV-70 Tree Removal (Non-Protected Trees)**

Environmental impacts from project implementation may result due to the loss of significant trees on the site. However, the potential impacts will be mitigated to a less than significant level by the following measures:

- Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.
- 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. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.



- Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division the Department of Public Works, Bureau of Street Services.

**Enforcement Agency:** Board of Public Works Urban Forestry Division

**Monitoring Agency:** Board of Public Works Urban Forestry Division

**Monitoring Phase:** pre-construction

**Monitoring Frequency:** Once, at plan check, and once at field inspection

**Action Indicating Compliance:** Issuance of Certificate of Occupancy

#### **IV-80 Tree Removal (Locally Protected Species)**

Environmental impacts may result due to the loss of protected trees on the site. However, these potential impacts will be mitigated to less than significant level by the following measures:

- A Tree Report shall be submitted to the Urban Forestry Division of the Bureau of Street Services, Department of Public Works, for review and approval of mitigation measures for the removal of protected trees. Such mitigation shall be documented in the project CEQA clearance and conditions of approval.
- A minimum of two trees (a minimum of 48-inch box in size if available) shall be planted for each protected tree that is removed. The canopy of the replacement trees, at the time they are planted, shall be in proportion to the canopies of the protected tree(s) removed and shall be to the satisfaction of the Urban Forestry Division.
- The location of trees planted for the purposes of replacing a removed protected tree shall be clearly indicated on the required landscape plan, which shall also indicate the replacement tree species and further contain the phrase "Replacement Tree" in its description.
- Bonding (Tree Survival):
  - a. The applicant shall post a cash bond or other assurances acceptable to the Bureau of Engineering in consultation with the Urban Forestry Division and the decision maker guaranteeing the survival of trees required to be maintained, replaced or relocated in such a fashion as to assure the existence of continuously living trees for a minimum of three years from the date that the bond is posted or from the date such trees are replaced or relocated, whichever is longer. Any change of ownership shall require that the new owner post a new oak tree bond to the satisfaction of the Bureau of Engineering. Subsequently, the original owner's oak tree bond may be exonerated.
  - b. The City Engineer shall use the provisions of Section 17.08 as its procedural guide in satisfaction of said bond requirements and processing. Prior to exoneration of the bond, the owner of the property shall provide evidence satisfactory to the City



Engineer and Urban Forestry Division that the oak trees were properly replaced, the date of the replacement and the survival of the replacement trees for a period of three years.

**Enforcement Agency:** Board of Public Works Urban Forestry Division

**Monitoring Agency:** Board of Public Works Urban Forestry Division

**Monitoring Phase:** Pre-Construction, Construction

**Monitoring Frequency:** Once during plan check, once during field inspection

**Action Indicating Compliance:** Issuance of Certificate of Occupancy

## **Green House Gas Emissions**

### **Greenhouse Gas (architectural coatings):**

Low- and non-VOC containing paints, sealants, adhesives, solvents, asphalt primer, and architectural coatings (where used), or pre-fabricated architectural panels shall be used in the construction of the Project to reduce VOC emissions to the maximum extent practicable.

**Enforcement Agency:** Los Angeles Department of Building and Safety; SCAQMD

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Periodic field inspections during construction

**Action Indicating Compliance:** Field inspection sign-off

## **Hazards and Hazardous Materials**

### **VIII-70      Emergency Evacuation Plan**

Environmental impacts may result from project implementation due to possible interference with an emergency response plan. However, these potential impacts will be mitigated to a less than significant level by the following measure:



- Prior to the issuance of a building permit, the applicant shall develop an emergency response plan in consultation with the Fire Department. The emergency response plan shall include but not be limited to the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals, and fire departments.

**Enforcement Agency:** Los Angeles Fire Department; Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Fire Department; Los Angeles Department of Building and Safety

**Monitoring Phase:** Pre-operation; Operation

**Monitoring Frequency:** Once, for Plan approval prior to operation

**Action Indicating Compliance:** Plan approval prior to operation (Pre-operation)

## Noise

### **XII-20 Increased Noise Levels (Demolition, Grading, and Construction Activities)**

- Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Ongoing during field inspection

**Action Indicating Compliance:** Issuance of Certificate of Occupancy or Use of Land

### **XII-170 Severe Noise Levels (Residential Fronting on Major or Secondary Highway, or adjacent to a Freeway)**

Environmental impacts to future occupants may result from this project's implementation due to mobile noise. However, these impacts will be mitigated to a less than significant level by the following measures:



- All exterior windows having a line of sight of a Major or Secondary Highway shall be constructed with double-pane glass and use exterior wall construction which provides a Sound Transmission Coefficient (STC) value of 50, as determined in accordance with ASTM E90 and ASTM E413, or any amendment thereto.
- The applicant, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for a building permit, any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room.

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Pre-Construction

**Monitoring Frequency:** Once, at plan check

**Action Indicating Compliance:** Issuance of building permits

## Population and Housing

### Public Services

#### XIV-10 Public Services (Fire)

Environmental impacts may result from project implementation due to the location of the project in an area having marginal fire protection facilities. However, this potential impact will be mitigated to a less than significant level by the following measure:

- The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

**Enforcement Agency:** Los Angeles Department of Building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Pre-Construction



**Monitoring Frequency:** Once, at plan check

**Action Indicating Compliance:** Issuance of building permits

#### **XIV-20      Public Services (Police – Demolition/Construction Sites)**

Temporary construction fencing shall be placed along the periphery of the active construction areas to screen as much of the construction activity from view at the local street level and to keep unpermitted persons from entering the construction area.

**Enforcement Agency:** Los Angeles Department of building and Safety

**Monitoring Agency:** Los Angeles Department of building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Periodic field inspections during construction

**Action Indicating Compliance:** Field inspection sign-off

#### **XIV-30      Public Services (Police)**

Environmental impacts may result from project implementation due to the location of the project in an area having marginal police services. However, this potential impact will be mitigated to a less than significant level by the following measure:

- The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design", published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.

**Enforcement Agency:** Los Angeles Department of Building and Safety



**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Pre-Construction

**Monitoring Frequency:** Once, at plan check

**Action Indicating Compliance:** Issuance of building permits

**XIV-40      Public Services (Construction Activity Near Schools)**

Environmental impacts may result from project implementation due to the close proximity of the project to a school. However, the potential impact will be mitigated to a less than significant level by the following measures:

- The developer and contractors shall maintain ongoing contact with administrator of \_\_\_\_\_ school. The administrative offices shall be contacted when demolition, grading and construction activity begin on the project site so that students and their parents will know when such activities are to occur. The developer shall obtain school walk and bus routes to the schools from either the administrators or from the LAUSD's Transportation Branch (323)342-1400 and guarantee that safe and convenient pedestrian and bus routes to the school be maintained.
- The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets adjacent to the school.
- Due to noise impacts on the schools, no construction vehicles or haul trucks shall be staged or idled on these streets during school hours.

**Enforcement Agency:** Los Angeles Department of building and Safety

**Monitoring Agency:** Los Angeles Department of Building and Safety

**Monitoring Phase:** Construction

**Monitoring Frequency:** Ongoing, during construction.

**Action Indicating Compliance:** Issuance of a Certificate of Occupancy



## Public Utilities and Service Systems

### **XVII-50 Utilities (Local Water Supplies - Residential Condominium Conversion)**

Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures:

- Install/retrofit high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets in all restrooms as appropriate.
- Install/retrofit restroom faucets with a maximum flow rate of 1.5 gallons per minute.
- Install/retrofit no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.
- Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.
- Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.
- **Enforcement Agency:** Los Angeles Department of Building and Safety
- **Monitoring Agency:** Los Angeles Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, at plan check
- **Action Indicating Compliance:** Plan approval

## Mandatory Findings of Significance

### **XVIII-10 Cumulative Impacts**

There may be environmental impacts which are individually limited, but significant when viewed in connection with the effects of past projects, other current projects, and probable future projects. However, these cumulative impacts will be mitigated to a less than significant level though compliance with the above mitigation measures.



**XVIII-20      Effects on Human Beings**

The project has potential environmental effects which cause substantial adverse effects on human beings, either directly or indirectly. However, these potential impacts will be mitigated to a less than significant level through compliance with the above mitigation measures.

**XVIII-30      End**

The conditions outlined in this proposed mitigated negative declaration which are not already required by law shall be required as condition(s) of approval by the decision-making body except as noted on the face page of this document. Therefore, it is concluded that no significant impacts are apparent which might result from this project's implementation.







# Regulatory Compliance Measures

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In addition to the Mitigation Measures required of the project, and any proposed Project Design Features, the applicant shall also adhere to any applicable Regulatory Compliance Measures required by law. Listed below is a list of often required Regulatory Compliance Measures. Please note that requirements are determined on a case by case basis, and these are an example of the most often required Regulatory Compliance Measures.

## AESTHETICS

- **Regulatory Compliance Measure RC-AE-1 (Hillside): Compliance with Baseline Hillside Ordinance.** To ensure consistency with the Baseline Hillside Ordinance, the project shall comply with the City's Hillside Development Guidelines, including but not limited to setback requirements, residential floor area maximums, height limits, lot coverage and grading restrictions.
- **Regulatory Compliance Measure RC-AE-2 (LA River): Compliance with provisions of the Los Angeles River Improvement Overlay District.** The project shall comply with development regulations set forth in Section 13.17.F of the Los Angeles Municipal Code as applicable, including but not necessarily limited to, landscaping, screening/fencing, and exterior site lighting.
- **Regulatory Compliance Measure RC-AE-3 (Vandalism): Compliance with provisions of the Los Angeles Building Code.** The project shall comply with all applicable building code requirements, including the following:
  - Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.
  - The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a street or alley, pursuant to Municipal Code Section 91.8104.15.
- **Regulatory Compliance Measure RC-AE-4 (Signage): Compliance with provisions of the Los Angeles Building Code.** The project shall comply with the Los Angeles Municipal Code Section 91.6205, including on-site signage maximums and multiple temporary sign restrictions, as applicable.
- **Regulatory Compliance Measure RC-AE-5 (Signage on Construction Barriers): Compliance with provisions of the Los Angeles Building Code.** The project shall comply with the Los Angeles Municipal Code Section 91.6205, including but not limited to the following provisions:
  - The applicant shall affix or paint a plainly visible sign, on publically accessible portions of the construction barriers, with the following language: "POST NO BILLS".



- Such language shall appear at intervals of no less than 25 feet along the length of the publically accessible portions of the barrier.
- The applicant shall be responsible for maintaining the visibility of the required signage and for maintaining the construction barrier free and clear of any unauthorized signs within 48 hours of occurrence.

## **AGRICULTURE and FORESTRY**

### **AIR QUALITY**

- **Regulatory Compliance Measure RC-AQ-1(Demolition, Grading and Construction Activities): Compliance with provisions of the SCAQMD District Rule 403.** The project shall comply with all applicable standards of the Southern California Air Quality Management District, including the following provisions of District Rule 403:
  - All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
  - The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
  - All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
  - All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
  - All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
  - General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
  - Trucks having no current hauling activity shall not idle but be turned off.
- **Regulatory Compliance Measure RC-AQ-2:** In accordance with Sections 2485 in Title 13 of the California Code of Regulations, the idling of all diesel-fueled commercial vehicles (weighing over 10,000 pounds) during construction shall be limited to five minutes at any location.
- **Regulatory Compliance Measure RC-AQ-3:** In accordance with Section 93115 in Title 17 of the California Code of Regulations, operation of any stationary, diesel-fueled, compression-ignition engines shall meet specified fuel and fuel additive requirements and emission standards.
- **Regulatory Compliance Measure RC-AQ-4:** The Project shall comply with South Coast Air Quality Management District Rule 1113 limiting the volatile organic compound content of architectural coatings.



- **Regulatory Compliance Measure RC-AQ-5:** The Project shall install odor-reducing equipment in accordance with South Coast Air Quality Management District Rule 1138.
- **Regulatory Compliance Measure RC-AQ-6:** New on-site facility nitrogen oxide emissions shall be minimized through the use of emission control measures (e.g., use of best available control technology for new combustion sources such as boilers and water heaters) as required by South Coast Air Quality Management District Regulation XIII, New Source Review.
- **Regulatory Compliance Measure RC-AQ-7 (Spray Painting): Compliance with provisions of the SCAQMD District Rule 403.** The project shall comply with all applicable rules of the Southern California Air Quality Management District, including the following:
  - All spray painting shall be conducted within an SCAQMD-approved spray paint booth featuring approved ventilation and air filtration system.
  - Prior to the issuance of a building permit, use of land, or change of use to permit spray painting, certification of compliance with SCAQMD air pollution regulations shall be submitted to the Department of Building and Safety.

## **BIOLOGY**

- **(Duplicate of WQ Measure) Regulatory Compliance Measure RC-WQ-5 (Alteration of a State or Federal Watercourse):** The project shall comply with the applicable sections of the federal Clean Water Act (CWA) and California's Porter Cologne Water Quality Control Act (Porter Cologne). Prior to the issuance of any grading, use of land, or building permit which may affect an existing watercourse, the applicant shall consult with the following agencies and obtain all necessary permits and/or authorizations, to the satisfaction of the Department of Building and Safety. Compliance shall be determined through written communication from each jurisdictional agency, a copy of which shall be submitted to the Environmental Review case file for reference:
  - *United States Army Corps of Engineers.* The applicant shall obtain a Jurisdictional Determination (preliminary or approved), or a letter otherwise indicating that no permit is required. Contact: Aaron O. Allen, Chief - North Coast Branch, Regulatory Division, 805-585-2148.
  - *State Water Resources Control Board.* The applicant shall consult with the 401 Certification and Wetlands Unit and obtain all necessary permits and/or authorizations, or a letter otherwise indicating that no permit is required. Contact: 401 Certification and Wetlands Unit, Los Angeles Region, 320 W 4th Street, #200, Los Angeles, CA 90013, (213) 576-6600.
  - *California Department of Fish and Wildlife.* The applicant shall consult with the Lake and Streambed Alteration Agreement Program and obtain a Streambed Alteration Agreement, or a letter otherwise indicating that no permit is required. Contact: LSAA Program, 4949 Viewridge Avenue, San Diego, CA 92123, (858) 636-3160.



**CULTURAL RESOURCES**

- **Regulatory Compliance Measure RC-CR-1 (Designated Historic-Cultural Resource):** Compliance with United States Department of the Interior – National Park Service – Secretary of the Interior’s Standards for the Treatment of Historic Properties. The project shall comply with the Secretary of the Interior's Standards for Historical Resources, including but not limited to the following measures:
  - Prior to the issuance of any permit, the project shall obtain clearance from the Department of Cultural Affairs for the proposed work.
  - A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
  - The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces shall be avoided.
  - Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other buildings, shall not be undertaken.
  - Most properties change over time; those changes that have acquired significance in their own right shall be retained and preserved.
  
- **Regulatory Compliance Measure RC-CR-2 (Archaeological):** If archaeological resources are discovered during excavation, grading, or construction activities, work shall cease in the area of the find until a qualified archaeologist has evaluated the find in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Personnel of the proposed Modified Project shall not collect or move any archaeological materials and associated materials. Construction activity may continue unimpeded on other portions of the Project site. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2.
  - Distinctive features, finishes and construction techniques or examples of skilled craftsmanship which characterize an historic property shall be preserved.
  - Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive historic feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
  - Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
  - Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
  - New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.



- New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- **Regulatory Compliance Measure RC-CR-3 (Paleontological):** If paleontological resources are discovered during excavation, grading, or construction, the City of Los Angeles Department of Building and Safety shall be notified immediately, and all work shall cease in the area of the find until a qualified paleontologist evaluates the find. Construction activity may continue unimpeded on other portions of the Project site. The paleontologist shall determine the location, the time frame, and the extent to which any monitoring of earthmoving activities shall be required. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2.
- **Regulatory Compliance Measure CR-4 (Human Remains):** If human remains are encountered unexpectedly during construction demolition and/or grading activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to California Public Resources Code (PRC) Section 5097.98. In the event that human remains are discovered during excavation activities, the following procedure shall be observed:
  - Stop immediately and contact the County Coroner:  
1104 N. Mission Road  
Los Angeles, CA 90033  
323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or  
323-343-0714 (After Hours, Saturday, Sunday, and Holidays)

If the remains are determined to be of Native American descent, the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC).

The NAHC will immediately notify the person it believes to be the most likely descendent of the deceased Native American.

- The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods.
- If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the NAHC.

## **GEOLOGY AND SOILS**

- **Regulatory Compliance Measure RC-GEO-1 (Seismic):** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
- **Regulatory Compliance Measure RC-GEO-2 (Hillside Grading Area):** The grading plan shall conform with the City's Landform Grading Manual guidelines, subject to approval by



the Advisory Agency and the Department of Building and Safety's Grading Division. Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.

- **Regulatory Compliance Measure RC-GEO-3 (Landslide Area):** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any landslide and soil displacement, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to:

- ground stabilization
- selection of appropriate foundation type and depths
- selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures

The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

- **Regulatory Compliance Measure RC-GEO-4 (Liquefaction Area):** The project shall comply with the Uniform Building Code Chapter 18. Division 1 Section 1804.5 Liquefaction Potential and Soil Strength Loss. Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to:
- ground stabilization
  - selection of appropriate foundation type and depths
  - selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.

The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

- **Regulatory Compliance Measure RC-GEO-5 (Subsidence Area):** Prior to the issuance of building or grading permits, the applicant shall submit a geotechnical report prepared by a registered civil engineer or certified engineering geologist to the written satisfaction of the Department of Building and Safety. The geotechnical report shall assess potential consequences of any subsidence and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include,



but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

- **Regulatory Compliance Measure RC-GEO-6 (Expansive Soils Area):** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil expansion and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.
- **Regulatory Compliance Measure RC-GHG-1 (Green Building Code):** In accordance with the City of Los Angeles Green Building Code (Chapter IX, Article 9, of the Los Angeles Municipal Code), the Project shall comply with all applicable mandatory provisions of the 2013 Los Angeles Green Code and as it may be subsequently amended or modified.

## **HAZARDS AND HAZARDOUS MATERIALS**

- **Regulatory Compliance Measure RC-HAZ-1: Explosion/Release (Existing Toxic/Hazardous Construction Materials)**
  - **(Asbestos)** Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.
  - **(Lead Paint)** Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.
  - **(Polychlorinated Biphenyl – Commercial and Industrial Buildings)** Prior to issuance of a demolition permit, a polychlorinated biphenyl (PCB) abatement contractor shall conduct a survey of the project site to identify and assist with compliance with applicable state and federal rules and regulation governing PCB removal and disposal.



- **Regulatory Compliance Measure RC-HAZ-2: Explosion/Release (Methane Zone):** As the Project Site is within a methane zone, prior to the issuance of a building permit, the Site shall be independently analyzed by a qualified engineer, as defined in Ordinance No. 175,790 and Section 91.7102 of the LAMC, hired by the Project Applicant. The engineer shall investigate and design a methane mitigation system in compliance with the LADBS Methane Mitigation Standards for the appropriate Site Design Level which will prevent or retard potential methane gas seepage into the building. The Applicant shall implement the engineer's design recommendations subject to DOGGR, LADBS and LAFD plan review and approval.
- **Regulatory Compliance Measure RC-HAZ-3: Explosion/Release (Soil Gases):** During subsurface excavation activities, including borings, trenching and grading, OSHA worker safety measures shall be implemented as required to preclude any exposure of workers to unsafe levels of soil-gases, including, but not limited to, methane.
- **Regulatory Compliance Measure RC-HAZ-4 Listed Sites (Removal of Underground Storage Tanks):** Underground Storage Tanks shall be decommissioned or removed as determined by the Los Angeles City Fire Department Underground Storage Tank Division. If any contamination is found, further remediation measures shall be developed with the assistance of the Los Angeles City Fire Department and other appropriate State agencies. Prior to issuance of a use of land or building permit, a letter certifying that remediation is complete from the appropriate agency (Department of Toxic Substance Control or the Regional Water Quality Control Board) shall be submitted to the decision maker.
- **Regulatory Compliance Measure RC-HAZ-5 (Hazardous Materials Site):** Prior to the issuance of any use of land, grading, or building permit, the applicant shall obtain a sign-off from the Fire Department indicating that all on-site hazardous materials, including contamination of the soil and groundwater, have been suitably remediated, or that the proposed project will not impede proposed or on-going remediation measures.

## **HYDROLOGY AND WATER QUALITY**

- **Regulatory Compliance Measure RC-WQ-1: National Pollutant Discharge Elimination System General Permit.** Prior to issuance of a grading permit, the Applicant shall obtain coverage under the State Water Resources Control Board National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, National Pollutant Discharge Elimination System No. CAS000002) (Construction General Permit) for Phase 1 of the proposed Modified Project. The Applicant shall provide the Waste Discharge Identification Number to the City of Los Angeles to demonstrate proof of coverage under the Construction General Permit. A Storm Water Pollution Prevention Plan shall be prepared and implemented for the proposed Modified Project in compliance with the requirements of the Construction General Permit. The Storm Water Pollution Prevention Plan shall identify construction Best Management Practices to be implemented to ensure that the potential for



soil erosion and sedimentation is minimized and to control the discharge of pollutants in stormwater runoff as a result of construction activities.

- **Regulatory Compliance Measure RC-WQ-2: Dewatering.** If required, any dewatering activities during construction shall comply with the requirements of the Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties (Order No. R4-2008-0032, National Pollutant Discharge Elimination System No. CAG994004) or subsequent permit. This will include submission of a Notice of Intent for coverage under the permit to the Los Angeles Regional Water Quality Control Board at least 45 days prior to the start of dewatering and compliance with all applicable provisions in the permit, including water sampling, analysis, and reporting of dewatering-related discharges.
- **Regulatory Compliance Measure RC-WQ-3: Low Impact Development Plan.** Prior to issuance of grading permits, the Applicant shall submit a Low Impact Development Plan and/or Standard Urban Stormwater Mitigation Plan to the City of Los Angeles Bureau of Sanitation Watershed Protection Division for review and approval. The Low Impact Development Plan and/or Standard Urban Stormwater Mitigation Plan shall be prepared consistent with the requirements of the Development Best Management Practices Handbook.
- **Regulatory Compliance Measure RC-WQ-4: Development Best Management Practices.** The Best Management Practices shall be designed to retain or treat the runoff from a storm event producing 0.75 inch of rainfall in a 24-hour period, in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a licensed civil engineer or licensed architect confirming that the proposed Best Management Practices meet this numerical threshold standard shall be provided.
- **Regulatory Compliance Measure RC-WQ-5 (Alteration of a State or Federal Watercourse):** The project shall comply with the applicable sections of the federal Clean Water Act (CWA) and California's Porter Cologne Water Quality Control Act (Porter Cologne). Prior to the issuance of any grading, use of land, or building permit which may affect an existing watercourse, the applicant shall consult with the following agencies and obtain all necessary permits and/or authorizations, to the satisfaction of the Department of Building and Safety. Compliance shall be determined through written communication from each jurisdictional agency, a copy of which shall be submitted to the Environmental Review case file for reference:
  - *United States Army Corps of Engineers.* The applicant shall obtain a Jurisdictional Determination (preliminary or approved), or a letter otherwise indicating that no permit is required. Contact: Aaron O. Allen, Chief - North Coast Branch, Regulatory Division, 805-585-2148.
  - *State Water Resources Control Board.* The applicant shall consult with the 401 Certification and Wetlands Unit and obtain all necessary permits and/or authorizations, or a letter otherwise indicating that no permit is required. Contact: 401 Certification and Wetlands Unit, Los Angeles Region, 320 W 4th Street, #200, Los Angeles, CA 90013, (213) 576-6600.
  - *California Department of Fish and Wildlife.* The applicant shall consult with the Lake and Streambed Alteration Agreement Program and obtain a Streambed



Alteration Agreement, or a letter otherwise indicating that no permit is required. Contact: LSAA Program, 4949 Viewridge Avenue, San Diego, CA 92123, (858) 636-3160.

- **Regulatory Compliance Measure RC-WQ-6 (Flooding/Tidal Waves):** The project shall comply with the requirements of the Flood Hazard Management Specific Plan, Ordinance No. 172081 effective 7/3/98.

#### **LAND USE AND PLANNING**

- **Regulatory Compliance Measure RC-LU-1 (Slope Density):** The project shall not exceed the maximum density permitted in Hillside Areas, as calculated by the formula set forth in Los Angeles Municipal Code Section 17.05-C (for tracts) or 17.50-E (for parcel maps).

#### **MINERAL RESOURCES**

#### **NOISE**

- **Regulatory Compliance Measure RC-NO-1 (Demolition, Grading, and Construction Activities):** The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

#### **POPULATION AND HOUSING**

- **New Regulatory Compliance Measure RC-PH-1 (Tenant Displacement):**
  - **Apartment Converted to Condominium** - Prior to final map recordation, and pursuant to the provisions of Section 12.95.2-G and 47.06 of the Los Angeles Municipal Code (LAMC), a tenant relocation plan shall be submitted to the Los Angeles Housing Department for review and approval.
  - **Apartment Demolition** - Prior to the issuance of a demolition permit, and pursuant to the provisions of Section 47.07 of the Los Angeles Municipal Code, a tenant relocation plan shall be submitted to the Los Angeles Housing Department for review and approval.
  - **Mobile Home Park Closure or Conversion to Different Use** Prior to the issuance of any permit or recordation, and pursuant to the provisions of Section 47.08 and 47.09 of the Los Angeles Municipal Code, a tenant relocation plan and mobile home park closure impact report shall be submitted to the Los Angeles Housing Department for review and approval.

#### **PUBLIC SERVICES**

##### **Schools**

- **Regulatory Compliance Measure RC-PS-1 (Payment of School Development Fee)** Prior to issuance of a building permit, the General Manager of the City of Los Angeles,



Department of Building and Safety, or designee, shall ensure that the Applicant has paid all applicable school facility development fees in accordance with California Government Code Section 65995.

### **Parks**

- **Regulatory Compliance Measure RC-PS-2 (Increased Demand For Parks Or Recreational Facilities):**
  - (*Subdivision*) Pursuant to Section 17.12-A or 17.58 of the Los Angeles Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of dwelling units.
  - (*Apartments*) Pursuant to Section 21.10 of the Los Angeles Municipal Code, the applicant shall pay the Dwelling Unit Construction Tax for construction of apartment buildings.
- **Regulatory Compliance Measure RC-PS-3 (Increase Demand For Parks Or Recreational Facilities – Zone Change)** Pursuant to Section 12.33 of the Los Angeles Municipal Code, the applicant shall pay the applicable fees for the construction of dwelling units.

### **RECREATION**

See RC measures above under Parks.

### **TRANSPORTATION AND TRAFFIC**

- **Regulatory Compliance Measure RC-TT-1 (Increased Vehicle Trips/Congestion - West Side Traffic Fee)** Prior to issuance of a Building Permit, the applicant shall pay a traffic impact fee to the City, based on the requirements of the West Los Angeles Traffic Improvement and Mitigation Specific Plan (WLA TIMP).

### **PUBLIC UTILITIES AND SERVICE SYSTEMS**

#### **Water Supply**

- **Regulatory Compliance Measure RC-WS-1 (Fire Water Flow)** The Project Applicant shall consult with the LADBS and LAFD to determine fire flow requirements for the Proposed Project, and will contact a Water Service Representative at the LADWP to order a SAR. This system hydraulic analysis will determine if existing LADWP water supply facilities can provide the proposed fire flow requirements of the Project. If water main or infrastructure upgrades are required, the Applicant would pay for such upgrades, which would be constructed by either the Applicant or LADWP.
- **Regulatory Compliance Measure RC-WS-2 (Green Building Code):** The Project shall implement all applicable mandatory measures within the LA Green Building Code that would have the effect of reducing the Project's water use.



- **Regulatory Compliance Measure RC-WS-3 (New Carwash):** The applicant shall incorporate a water recycling system to the satisfaction of the Department of Building and Safety.
- **Regulatory Compliance Measure RC-WS-4 (Landscape)** The Project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g., use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).

### Energy

- **Regulatory Compliance Measure RC-EN-1 (Green Building Code):** The Project shall implement all applicable mandatory measures within the LA Green Building Code that would have the effect of reducing the Project's energy use.

### Solid Waste

- **Regulatory Compliance Measure RC-SW-1 (Designated Recycling Area)** In compliance with Los Angeles Municipal Code, the proposed Modified Project shall provide readily accessible areas that serve the entire building and are identified for the depositing, storage, and collection of nonhazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, and metals.
- **Regulatory Compliance Measure RC-SW-2 (Construction Waste Recycling)** In order to meet the diversion goals of the California Integrated Waste Management Act and the City of Los Angeles, which will total 70 percent by 2013, the Applicant shall salvage and recycle construction and demolition materials to ensure that a minimum of 70 percent of construction-related solid waste that can be recycled is diverted from the waste stream to be landfilled. Solid waste diversion would be accomplished through the on-site separation of materials and/or by contracting with a solid waste disposal facility that can guarantee a minimum diversion rate of 70 percent. In compliance with the Los Angeles Municipal Code, the General Contractor shall utilize solid waste haulers, contractors, and recyclers who have obtained an Assembly Bill (AB) 939 Compliance Permit from the City of Los Angeles Bureau of Sanitation.
- **Regulatory Compliance Measure RC-SW-3 (Commercial/Multifamily Mandatory Recycling)** In compliance with AB341, recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the Proposed Project's regular solid waste disposal program. The Project Applicant shall only contract for waste disposal services with a company that recycles solid waste in compliance with AB341.



**CITY OF LOS ANGELES**  
CALIFORNIA



ERIC GARCETTI  
MAYOR

**ADDENDUM**

**ENV-2015-4183-MND**

**Prepared May 23, 2018**

This document is an Addendum to Mitigated Negative Declaration ENV-2015-4183-MND and the Mitigation Monitoring Program prepared for the project located at 9433 Sepulveda Boulevard and 15500-15508 Plummer Street. Case No. ENV-2015-4183-MND and an Addendum prepared on September 16, 2016 was most recently approved by the City Planning Commission on June 6, 2017 and was previously adopted by the City Planning Commission on December 21, 2016.

On June 6, 2017, the City Planning Commission also approved an Environmental Review letter dated April 14, 2017 analyzing a project modification that is no longer under consideration.

**INITIAL PROJECT**

ENV-2015-4183-MND was first published on July 21, 2016 for 20 days ending August 10, 2016 and adopted by the Advisory Agency on August 10, 2016.

Case No. ENV-2015-4183-MND REC-1 was prepared on September 16, 2016 to correct the proposed Project description pertaining to the number of units, number of protected trees, parking to be removed, and to include “add areas” (properties located to the east of the proposed Project site at 15420 and 15450 Plummer Street totaling 102,182 square feet). The Revised MND was not republished pursuant to State CEQA Guidelines 15162 and 15164.

Case No. ENV-2015-4183-MND prepared on September 16, 2016 analyzed a request for a General Plan Amendment to the Mission Hills-Panorama City-North Hills Community Plan from Low Residential and Medium Residential land use to Low Medium II across the entire approximately 136,507 (3.13 acres) square foot site as well as the 102,182 square foot “add area” located to the east of the subject site at 15450 and 15420 Plummer Street (“add areas” are no longer included in the proposed Project), a Zone Change from RA-1



and R3-1 to (T)(Q)RD1.5-1 across the entire site, a Building Line Removal originally established pursuant to Ordinance No. 99,739, Site Plan Review for the development of 50 or more dwelling units, and Vesting Tentative Tract Map No. VTT-73939-CN. The Project analyzed under ENV-2015-4183-MND is for the development of 75 townhome style condominium units, 3 stories, 41 feet in height with rooftop decks, ground floor parking, and 19,104 square feet of common open space all on the approximately 136,507 square foot (3.13 acres) site. The proposed Project includes the demolition of a vacant school and vacant single-family home. The lead agency found that potential negative impacts could occur from the Project's implementation due to the following:

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

Following the appeal of VTT-73939-CN, on December 21, 2016, the City Planning Commission adopted the ENV-2015-4183-MND and the Addendum as prepared on September 16, 2016. Based on the whole of the administrative record, including any comments received, as assessed in Revised ENV-2015-4183-MND, with the imposition of mitigation measures and the Mitigation Monitoring Program, the City Planning Commission on December 21, 2016 found there to be no substantial evidence that the proposed Project would have a significant effect on the environment. Any other potential impacts identified in the Revised ENV-2015-4183-MND but not specifically conditioned are subject to existing City ordinances, including but not limited to the Sewer Ordinance, Grading Ordinance, Flood Plain Management, Xeriscape Ordinance, and Stormwater Ordinance.

### CURRENT PROPOSED PROJECT

Currently, the Project is being analyzed ("Current Proposed Project") as the development of 75 units of residential condominiums in 15 separate buildings spread throughout the entire site, two to three stories, variable height with a maximum height of 41 feet, and ground floor parking (169 parking spaces total). For the most part, changes in the Current Proposed Project reflect changes in massing that results in decreased square footage within the 15 buildings, decreased height on some of the buildings, increased articulation, and modified building materials.

While the Current Proposed Project is modified, the entitlement requests have not changed. The Project entitlement requests are for a General Plan Amendment to the Mission Hills-Panorama City-North Hills Community Plan from Low Residential and Medium Residential land use to Low Medium II across the entire site (without the "add



area” properties located to the east at 15450 and 15420 Plummer Street), a Zone Change from RA-1 and R3-1 to (T)(Q)RD1.5-1 across the entire site, a Building Line Removal originally established pursuant to Ordinance No. 99,739, Site Plan Review for the development of 50 or more dwelling units, and Vesting Tentative Tract Map No. VTT-73939-CN 2A as approved by the City Planning Commission on December 21, 2018.

Additionally, since the preparation of ENV-2015-4183-MND the following environmental factors have been reviewed under the Current Proposed Project to assess any change in conditions. As discussed herein, there is no change to the Current Proposed Project impacts as identified in the Mitigated Negative Declaration No. ENV-2015-4183-MND:

- *Aesthetics a) Have a substantial adverse effect on a scenic vista.* Under the Mobility Plan 2035, Sepulveda Boulevard has been redesignated from a Major Highway Class II to a Boulevard II and Plummer Street has been redesignated from a Secondary to an Avenue II. As discussed in the MND, the project will have a less than significant impact on views of focal points or panoramic views, and the redesignation of Sepulveda Boulevard and Plummer Street will not change the analysis regarding Aesthetics in the Mitigated Negative Declaration.
- *Biological Resources.* Under Case No. CPC-2016-4520-CA, a Zone Code amendment to update the Protected Tree Ordinance proposes to expand the definition of Protected Tree to include the Mexican Elderberry (*Sambucus Mexicana*) and Toyon (*Heteromeles arbutifolia*) shrubs. Neither of these protected trees are located at the proposed Project site as discussed in the Protected Tree Report dated August 19, 2016. Therefore, there is no change to Biological Resources as analyzed in the Mitigated Negative Declaration.
- *Cultural Resources.* SurveyLA Mission Hills-Panorama City-North Hills Report identifies Air Raid Siren No. 109 on Plummer Street, just west of Sepulveda Boulevard, approximately 310 feet from the proposed Project, as a Non-Parcel Resource. SurveyLA Mission Hills-Panorama City-North Hills Report identifies a single-family residential dwelling located approximately 110 feet west of the proposed Project site at 15526 Plummer Street as an Individual Resource. These identified resources are not on the proposed Project site and, therefore, would not be impacted by the proposed Project. Additionally, the single-family dwelling at 15526 Plummer Street is located within the Storybook Village Residential Planning District identified in SurveyLA. According to the SurveyLA Report, a preliminary assessment of the percentage of contributors/non-contributors indicates that Storybook Village, while an important example of a postwar suburban residential tract, does not appear to be eligible for historic district designation. Under the proposed Project, one single-family dwelling that was developed in 1947 with subsequent alterations and has not been identified as historic, is subject to demolition. As stated in SurveyLA, material alterations to single-family dwellings within Storybook Village have compromised the integrity of the district. Therefore, there is no change to Cultural Resources as analyzed under ENV-2015-4183-MND.



- *Section XVII. Tribal Cultural Resources* is added to ENV-2015-4183-MND as follows:

*a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?*

*Assembly Bill 52 (AB 52) establishes a formal consultation process for California Native American Tribes to identify potential significant impacts to Tribal Cultural Resources, as defined in Public Resources Code §21074, as part of CEQA. As specified in AB 52, lead agencies must provide notice to tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if the Tribe has submitted a written request to be notified. The Native American Heritage Commission (NAHC) provided a list of Native American groups and individuals who might have knowledge of the religious and/or cultural significance of resources that may be in and near the Project site. An informational letter was mailed to a total of ten (10) Native Americans known to have resources in this area, on May 27, 2016, describing the Project and requesting any information regarding resources that may exist on or near the Project site. No responses were received; therefore, the impacts would be less than significant.*

*b) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.*

*Assembly Bill 52 (AB 52) establishes a formal consultation process for California Native American Tribes to identify potential significant impacts to Tribal Cultural Resources, as defined in Public Resources Code §21074, as part of CEQA. As specified in AB 52, lead agencies must provide notice to tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if the Tribe has submitted a written request to be notified. The Native American Heritage Commission (NAHC) provided a list of Native American groups and individuals who might have knowledge of the religious and/or cultural significance of resources that may be in and near the Project site. An informational letter was mailed to a total of ten (10)*



*Native Americans known to have resources in this area, on May 27, 2016, describing the Project and requesting any information regarding resources that may exist on or near the Project site. No responses were received; therefore, the impacts would be less than significant.*

This information was provided in ENV-2015-4183-MND under V. Cultural Resources, and as such, no new information is provided herein regarding Tribal Cultural Resources. Therefore, there is no impact to Tribal Cultural Resources under the Current Proposed Project.

The attached mitigation measures were included in the ENV-2015-4183-MND but inadvertently omitted in the Mitigation Monitoring Program.

This Addendum to the MND has been prepared to correct minor technical changes reflected in the Current Proposed Project as well as inadvertent omissions in the preparation of the Mitigated Negative Declaration and Mitigation Monitoring Program.

Pursuant to State CEQA Guidelines Section 15164, an addendum may be prepared if minor technical changes or additions are necessary and none of the conditions called for in Section 15162 apply.

Section 15162 of the CEQA Guidelines requires a Subsequent MND when an MND has already been adopted and one or more of the following circumstances exist:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
  - a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
  - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;



- c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Likewise, California Public Resources Code Section 21166 states that unless one or more of the following events occur, no subsequent or supplemental MND shall be required by the lead agency or by any responsible agency:

- a. Substantial changes are proposed in the project which will require major revisions of the environmental impact report;
- b. Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; or
- c. New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

No substantial evidence has been submitted in the administrative record that would require preparation of a Subsequent MND or that would require substantial revision of the previously Adopted MND.

This technical change does not result in any new impacts and/or any change in the environmental impacts identified in the Mitigated Negative Declaration. Based on this determination, the Current Proposed Project does not meet the requirements for preparation of a Subsequent MND pursuant to Section 15162 of the CEQA Guidelines.



# ADDENDUM TO MITIGATION MONITORING PROGRAM

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The Mitigation Monitoring Program prepared for ENV-2016-4183-MND shall be amended to include all the following mitigation measures that are included in the MND but inadvertently omitted from the Mitigation Monitoring Program. Condition No. VII-10 is revised herein to reflect current practices. No other mitigation measures included in the MND or the previously prepared Mitigation Monitoring Program are to be changed or deleted.

## **III-90. Air Quality**

Air quality impacts from project implementation due to construction-related emissions may occur. However, the potential impact may be mitigated to a less than significant level by the following measures:

- AQ-1 All off-road construction equipment greater than 50 hp shall meet US EPA Tier 4 emission standards, where available, to reduce NO<sub>x</sub>, PM<sub>10</sub> and PM<sub>2.5</sub> emissions at the Project site. In addition, all construction equipment shall be outfitted with Best Available Control Technology devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.
- AQ-2 Require the use of 2010 and newer diesel haul trucks (e.g., material delivery trucks and soil import/export) and if the Lead Agency determines that 2010 model year or newer diesel trucks cannot be obtained, the Lead Agency shall require trucks that meet U.S. EPA 2007 model year NO<sub>x</sub> emissions requirements.
- AQ-3 At the time of the mobilization of each applicable unit of equipment, a copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit shall be provided.

Enforcement Agency – Los Angeles Department of Building and Safety

Monitoring Agency – South Coast Air Quality Management District and Los Angeles  
Department of Building and Safety

Monitoring Phase – construction

Monitoring Frequency – Ongoing during construction

Action Indicating Compliance – Issuance of Certificate of Occupancy or Land Use Permit



## **VII-10. Green House Gas Emissions**

- The project shall include at least 20 percent (20%) of the total code-required parking spaces capable of supporting future electric vehicle supply equipment (EVSE). Plans shall indicate the proposed type and location(s) of EVSE and also include raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all electric vehicles at all designated EV charging locations at their full rated amperage. Plan design shall be based upon Level 2 or greater EVSE at its maximum operating ampacity. Five percent (5%) of the total code required parking spaces will be further provided with EV chargers to immediately accommodate electric vehicles within the parking areas. When the application of either the required 20 percent or 5 percent results in a fractional space, round up to the next whole number. A label stating “EV CAPABLE” shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point. Move to environmental condition.
- Any parking spaces provided above LAMC requirements shall be provided with EV chargers to immediately accommodate electric vehicles within the parking areas.
- The Project shall meet the Tier 1 requirements of the Los Angeles Green Building Code.
- The Project shall meet the Tier 2 requirements of the Los Angeles Green Building Code.

Enforcement Agency – Los Angeles Department of Building and Safety

Monitoring Agency – Los Angeles Department of Building and Safety

Monitoring Phase – Pre-operation, operation

Monitoring Frequency – Ongoing

Action Indicating Compliance – Issuance of Certificate of Occupancy or Land Use Permit

## **XIV-40 PUBLIC SERVICES**

- The developer and contractors shall maintain ongoing contact with administrator of Sepulveda Middle School. The administrative offices shall be contacted when demolition, grading and construction activity begin on the Project site so that students and their parents will know when such activities are to occur. The developer shall obtain school walk and bus routes to the schools from either the administrators or from the LAUSD’s Transportation Branch (323)342-1400 and guarantee that safe and convenient pedestrian and bus routes to the school be maintained.



Enforcement Agency – Los Angeles Department of Building and Safety

Monitoring Agency – Los Angeles Department of Building and Safety

Monitoring Phase – Pre-construction, construction

Monitoring Frequency – Pre-construction, construction

Action Indicating Compliance – Issuance of Certificate of Occupancy or Land Use Permit

## **XV-40 RECREATION**

- Pursuant to the Los Angeles Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of dwelling units.

Enforcement Agency – Los Angeles Department of Recreation and Parks and Los Angeles Department of Building and Safety

Monitoring Agency – Los Angeles Department of Recreation and Parks and Los Angeles Department of Building and Safety

Monitoring Phase – Pre-operation

Monitoring Frequency – Once, at plan check

Action Indicating Compliance – Issuance of Certificate of Occupancy or Land Use Permit

## **XVI-80. Transportation/Traffic**

The Project will result in impacts to transportation and/or traffic system. However, the impact can be reduced to a less than significant level through compliance with the following measure(s):

- Applicant shall plan construction and construction staging as to maintain pedestrian access on adjacent sidewalks throughout all construction phases. This requires the applicant to maintain adequate and safe pedestrian protection, including physical separation (including utilization of barriers, such as K-Rails or scaffolding, etc.) from work space and vehicular traffic and overhead protection, due to sidewalk closure or blockage, at all times.
- Temporary pedestrian facilities should be adjacent to the Project site and provide safe, accessible routes that replicate as nearly as practical the most desirable characteristics of the existing facility.
- Covered walkways shall be provided where pedestrians are exposed to potential injury from falling objects.



- Applicant shall keep sidewalk open during construction until only when it is absolutely required to close or block sidewalk for construction staging. Sidewalk shall be reopened as soon as reasonably feasible taking construction and construction staging into account.

Enforcement Agency – Los Angeles Department of Building and Safety

Monitoring Agency – Los Angeles Department of Transportation and Los Angeles Department of Building and Safety

Monitoring Phase – construction

Monitoring Frequency – Ongoing during construction

Action Indicating Compliance – Issuance of Certificate of Occupancy or Land Use Permit



**EXHIBIT I**

**VESTING TENTATIVE TRACT MAP NO. VTT-73939-CN 2A**





## LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 532, Los Angeles, California, 90012-4801, (213) 978-1300  
[www.planning.lacity.org](http://www.planning.lacity.org)

### LETTER OF DETERMINATION

MAILING DATE: DEC 21 2016

**Case No.: VTT-73939-CN-1A**

Council District: 7 – Wesson

CEQA: ENV-2015-4183-MND

Plan Area: Mission Hills-Panorama City-North Hills

Related Case: CPC-2015-4184-GPA-ZC-BL-SPR

**Project Site:** 9433 Sepulveda Boulevard;  
15500 – 15508 Plummer Street;  
15420 – 15450 Plummer Street

**Applicant:** Scott Smith, Williams Homes  
Representative: Eric Lieberman, QES, Inc.

**Appellant:** Charles Johnson

At its meeting of **October 27, 2016**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following project:

Vesting Tentative Tract Map No. 73939-CN, for a maximum 75 detached residential condominium units.

1. **Found**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2015-4183-MND, 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; **Found** that the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **Found** that the mitigation measures have been made enforceable conditions on the project; and **Adopted** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration.
2. **Denied** in part, the appeal of the Deputy Advisory Agency's approval of Vesting Tentative Tract VTT-73939-CN.
3. **Sustained** in part, the Deputy Advisory Agency's approval of Vesting Tentative Tract Map No. VTT-73939-CN, to allow the Commission's modifications and staff's technical corrections to the Advisory Agency's Conditions of Approval.
4. **Adopted** the attached modified Conditions of Approval.
5. **Adopted** the attached Findings.

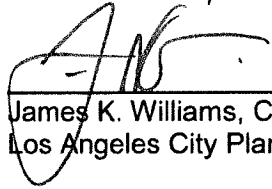
Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.



This action was taken by the following vote:

Moved: Dake Wilson  
Seconded: Ahn  
Ayes: Ambroz, Katz, Millman, Padilla-Campos, Perlman  
Absent: Choe, Mack

**Vote:** 7 – 0



James K. Williams, Commission Executive Assistant II  
Los Angeles City Planning Commission

**Effective Date/Appeals:** The Los Angeles City Planning Commission's decision is appealable to the Los Angeles City Council within 10 days after the mailing date of this determination letter. Any appeal not filed within the 10-day period shall not be considered by the Council. All appeals shall be filed on forms provided at the Planning Department's Public Counters at 201 N. Figueroa Street, Fourth Floor, Los Angeles, or at 6262 Van Nuys Boulevard, Suite 251, Van Nuys.

**FINAL APPEAL DATE:** JAN 03 2017

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Modified Conditions of Approval, Findings

c: Sarah Hounsell, City Planner  
Nelson Rodriguez, City Planning Associate



**BUREAU OF ENGINEERING - SPECIFIC CONDITIONS**

1. That the proposed internal driveway access not to be shown on the final map.

**DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION**

2. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
  - a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work prior to obtaining the Zoning clearance.
  - b. Provide a copy of CPC case APCNV-2015-4184-GPA-ZC-BL-SPR. Show compliance with all the conditions/requirements of the CPC case as applicable.
  - c. Zone Change must be recorded prior to obtaining Zoning clearance. Show compliance with the conditions/requirements of the Zone Change as applicable.
  - d. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front requirement shall be required to comply with current code for the new zone as measured from new property lines after dedication.

**Notes:**

The submitted Map may not comply with the number of guest parking spaces required by the Advisory Agency.

Building projections are as allowed per the Zoning Code per the satisfactory of LADBS at the time of Plan Check.

A 20-foot separation between two main apartment buildings is required plus an additional 2 feet for every story above 2-stories. The existing or proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinance, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use.



If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 to schedule an appointment.

## DEPARTMENT OF TRANSPORTATION

3. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
  - a. All requirements and conditions listed in the revised DOT traffic assessment letter dated May 12, 2016, and all subsequent revisions to this traffic assessment, be applied to the tract map.
  - b. A minimum 40-foot reservoir space is required between any security gate and the property line, to the satisfaction of DOT. Driveway width of W=30 feet is required for two-way driveways, and W=16 feet is required for one-way driveways.
  - 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. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.
  - d. That a subdivision report fee and condition clearance fee be paid to the Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

## FIRE DEPARTMENT

4. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
  - a. Access for Fire Department apparatus and personnel to and into all structures shall be required.
  - b. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
  - c. Fire lane width shall not be less than 20-feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or



where fire hydrants are installed, those portions shall not be less than 28 feet in width.

- d. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
- e. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
- f. Submit plot plans indicating access road and turning area for Fire Department approval.
- g. Private streets shall be recorded as Private Streets, AND Fire Lane. All private street plans shall show the words "Private Street and Fire Lane" within the private street easement.
- h. Private streets and entry gates will be built to City standards to the satisfaction of the City Engineer and the Fire Department.
- i. Construction of public or private roadway in the proposed development shall not exceed 15 percent in grade.
- j. Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.
- k. Standard cut-corners will be used on all turns.
- l. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- m. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
- n. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- o. The design, location, and operation of gates shall be to the satisfaction of the Fire Department and the Deputy Advisory Agency. Warning signs and lighting shall be installed and maintained satisfactory to the Fire Department and the Department of Transportation. The names and phone numbers of the current officers of the Homeowners Association shall be submitted to the Fire Department, Police Department, and the Deputy Advisory Agency. All necessary permits shall be secured from the Department of Building and Safety and from other City agencies.



- p. All fire gates shall be designed to the satisfaction of the Los Angeles Fire Department to allow gates to be opened by a master remote control device which will be provided to the Los Angeles Fire Department by the developer.
- q. Modification of Access Gate Equipment and Facilities. There shall be no modification of any vehicular access gate equipment or facilities installed by Declarant in the Properties, including without limitation modification or changes in hardware and/or method of operation without the written approval of the Los Angeles Fire Department. The provision of this shall be specifically enforceable by the City and Fire Department. Requests for any modifications shall be made to the Hydrants and Access Unit, Los Angeles Fire Department.
- r. Private roadways for general access use shall have a minimum width of 20 feet.
- s. Adequate public and private fire hydrants shall be required.
- t. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
- u. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- v. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

Note: The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting, please call (818) 374-4351. You should advise any consultant representing you of this requirement as well.

#### **DEPARTMENT OF WATER AND POWER**

- 5. 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. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)



**LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)**

6. That prior to the issuance of any demolition or grading permit or any other permit allowing site preparation and/or construction activities on the site, satisfactory arrangements shall be made with the Los Angeles Unified School District, implementing the measures for demolition and construction contained in the LAUSD letter dated \_\_\_\_ attached to the Tract file. The project site is located on the pedestrian and bus routes for students attending Sepulveda Middle School. Therefore, the applicant shall make timely contact for coordination to safeguard pedestrians/ motorists with the LAUSD Transportation Branch, phone no. 213-580-2950, and the principals or designees of \_\_\_\_\_ Elementary School and \_\_\_\_\_ Middle School. (This condition may be cleared by a written communication from the LAUSD Transportation Branch attesting to the required coordination and/or the principals of the above referenced schools and to the satisfaction of the Advisory Agency).

**BUREAU OF STREET LIGHTING – SPECIFIC CONDITIONS**

7. Street Lighting clearance for this Street Light Maintenance Assessment District condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District office, see condition S-3.(e).

**BUREAU OF SANITATION**

8. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(d).)

**INFORMATION TECHNOLOGY AGENCY**

9. To ensure that cable television facilities will be installed in the same manner as other required improvements, please email [cabletv.ita@lacity.org](mailto:cabletv.ita@lacity.org) which provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of 3 people in case the applicant/owner has any additional questions.

**DEPARTMENT OF RECREATION AND PARKS**

10. That the Quimby fee be based on the RD1.5 Zone.

**DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS**

11. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a



manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

- a. Limit the proposed development to a maximum of 73-units.
- b. Provide a minimum of 2 covered off-street parking spaces per dwelling unit, plus  $\frac{1}{4}$  guest parking spaces per dwelling unit. All guest spaces shall be readily accessible, conveniently located, specifically reserved for guest parking, posted and maintained satisfactory to the Department of Building and Safety.  
  
If guest parking spaces are gated, a voice response system shall be installed at the gate. Directions to guest parking spaces shall be clearly posted. Tandem parking spaces shall not be used for guest parking.
- c. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
- d. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- e. The applicant shall install an air filtration system(s) to reduce the effects of diminished air quality on occupants of the project.
- f. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- g. **Zone Change.** The approval of this parcel map is conditioned on the approval of an accompanying case, CPC-2015-4184-GPA-ZC-BL-SPR. In the event that the case is not approved, the number of dwelling units shall be limited to that permitted by the RA-1 and R3-1 zoning and a revised tract map shall be submitted for approval.
- h. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
- i. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

- (i) 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.

- (ii) 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.
- (iii) 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 \$25,000. 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 (ii).
- (iv) 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 (ii).
- (v) 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. Action 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.

## **DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES**

12. That prior to recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department requiring the subdivider to identify (a) mitigation monitor(s) who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition No(s) 13, and 14 of the Tract's approval satisfactory to the Advisory Agency. The mitigation monitor(s) shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, post-construction/maintenance) to ensure continued implementation of the above mentioned mitigation items.
13. Prior to the recordation of the final map, the subdivider will prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

### **Aesthetics (Landscape Plan)**

MM-1 All landscaped areas shall be maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect in accordance with LAMC Sections 12.40 and 12.41. The final landscape plan shall be reviewed and approved by the City of Los Angeles Department of City Planning during the building permit process.

### **Aesthetics (Light)**

MM-2 Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties.

### **Air Quality**

AQ-1 All off-road construction equipment greater than 50 hp shall meet US EPA Tier 4 emission standards, where available, to reduce NOx, PM10 and PM2.5 emissions at the Project site. In addition, all construction



equipment shall be outfitted with Best Available Control Technology devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.

- AQ-2 Require the use of 2010 and newer diesel haul trucks (e.g., material delivery trucks and soil import/export) and if the Lead Agency determines that 2010 model year or newer diesel trucks cannot be obtained, the Lead Agency shall require trucks that meet U.S. EPA 2007 model year NOx emissions requirements.
- AQ-3 At the time of mobilization of each applicable unit of equipment, a copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit shall be provided.

**Habitat Modification (Nesting Native Birds, Non-Hillside or Urban Areas)**

- MM-3 The project will result in the removal of vegetation and disturbances to the ground and therefore may result in take nesting native bird species. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R Section 10.13). Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA).
- MM-4 Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1 – August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch capture or kill (Fish and Game Code Section 86).
- MM-5 If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:
- MM-6 Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within properties adjacent to the project site, as access to adjacent areas allows. The surveys shall be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.



- MM-7 If a protected native bird is found, the applicant shall delay all clearance/construction disturbances activities within 300 feet of suitable nesting habitat for the observed protected bird species until August 31.
- MM-8 Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.
- MM-9 The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.

#### **Tree Preservation (Grading Activities)**

- MM-10 "Orange fencing" or other similarly highly visible barrier shall be installed outside of the drip line of locally protected and significant (trunk diameter of 8 inches or greater) non-protected trees, or as may be recommended by the Tree Expert. The barrier shall be maintained throughout the grading phase, and shall not be removed until the completion and cessation of all grading activities.

#### **Tree Preservation (Non-Protected Trees)**

- MM-11 Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.
- MM-12 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. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.
- MM-13 Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division, Bureau of Street Services, Department of Public Works.



**Tree Removal (Locally Protected Species)**

- MM-14 All protected tree removals require approval from the Board of Public Works.
- MM-15 A Tree Report shall be submitted to the Urban Forestry, Division of the Bureau of Street Services, Department of Public Works, for review and approval (213-847-3077), prior to implementation of the Report's recommended measures.
- MM-16 A minimum of two trees (a minimum of 48-inch box in size if available) shall be planted for each protected tree that is removed. The canopy of the replacement trees, at the time they are planted, shall be in proportion to the canopies of the protected tree(s) removed and shall be to the satisfaction of the Urban Forestry Division.
- MM-17 The location of trees planted for the purposes of replacing a removed protected tree shall be clearly indicated on required landscape plan, which shall also indicate the replacement tree species and further contain the phrase "Replacement Tree" in its description.
- MM-18 Bonding (Tree Survival):
- MM-19 The applicant shall post a cash bond or other assurances acceptable to the Bureau of Engineering in consultation with the Urban Forestry Division and the decision maker guaranteeing the survival of trees required to be maintained, replaced or relocated in such a fashion as to assure the existence of continuously living trees for a minimum of three years from the date that the bond is posted or from the date such trees are replaced or relocated, whichever is longer. Any change of ownership shall require that the new owner post a new protected tree bond to the satisfaction of the Bureau of Engineering. Subsequently, the original owner's protected tree bond may be exonerated.
- MM-20 The City Engineer shall use the provisions of Section 17.08 as its procedural guide in satisfaction of said bond requirements and processing. Prior to exoneration of the bond, the owner of the property shall provide evidence satisfactory to the City Engineer and Urban Forestry Division that the protected trees were properly replaced, the date of the replacement and the survival of the replacement trees for a period of three years.

**Green House Gas Emissions**

- MM-21 Low- and non-VOC containing paints, sealants, adhesives, solvents, asphalt primer, and architectural coatings (where used), or pre-fabricated architectural panels shall be used in the construction of the Project to reduce VOC emissions to the maximum extent practicable.



- MM-22 To encourage carpooling and the use of electric vehicles by Project residents and visitors, at least twenty (20)% of the total code-required parking spaces provided for all types of parking facilities, but in no case less than one location, shall be capable of supporting future electric vehicle supply equipment (EVSE). Plans shall indicate the proposed type and location(s) of EVSE and also include raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all electric vehicles at all designated EV charging locations at their full rated amperage. Plan design shall be based upon Level 2 or greater EVSE at its maximum operating capacity. Only raceways and related components are required to be installed at the time of construction. When the application of the 20% results in a fractional space, round up to the next whole number. A label stating "EV CAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.
- MM-23 The Project shall meet the Tier 1 requirements of the Los Angeles Green Building Code.
- MM-24 The Project shall meet the Tire 2 requirements of the Los Angeles Green Building Code.

#### **Emergency Evacuation Plan**

- MM-25 Prior to the issuance of a building permit, the applicant shall develop an emergency response plan in consultation with the Fire Department. The emergency response plan shall include but not be limited to the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals, and fire departments.

#### **Increased Noise Levels (Demolition, Grading, and Construction Activities)**

- MM-26 Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- MM-27 Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- MM-28 The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

#### **Severe Noise Levels (Residential Fronting on Major or Secondary Highway, or adjacent to a Freeway)**

- MM-29 All exterior windows having a line of sight of a Major Secondary Highway shall be constructed with double-pane glass and use exterior wall construction which provides a Sound Transmission Class (STC) value of



50, as determined in accordance with ASTM E90 and ASTM E413, or any amendment thereto.

- MM-30 The applicant, as an alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room.

**Public Services (Fire)**

- MM-31 The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

**Public Services (Police – Demolition/Construction Sites)**

- MM-32 Temporary construction fencing shall be placed along the periphery of the active construction areas to screen as much of the construction activity from view at the local street level and to keep unpermitted persons from entering the construction area.

**Public Services (Police)**

- MM-33 Prepare plot plans and advise the applicant/owner to consult with the police department regarding the guidelines at either the downtown or Valley LAPD offices and to call the neighborhood police department when any suspicious behavior is noticed to mitigate impacts on police services. Police recommendations may include but are not limited to secured parking, security fencing, security lighting, information signs, building design and landscaping to reduce places of potential concealment. Plans shall incorporate guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. These measures shall be approved by the Police Department prior to the issuance of building permits.



**Public Services (Construction Activity Near Schools)**

- MM-34 The developer and contractors shall maintain ongoing contact with administrator of Sepulveda Middle School. The administrative offices shall be contacted when demolition, grading and construction activity begin on the project site so that students and their parents will know when such activities are to occur. The developer shall obtain school walk and bus routes to the schools from either the administrators or from the LAUSD's Transportation Branch (323)342-1400 and guarantee that safe and convenient pedestrian and bus routes to the school be maintained.
- MM-35 The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- MM-36 There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets adjacent to the school.
- MM-37 Due to noise impacts on the schools, no construction vehicles or haul trucks shall be staged or idled on these streets during school hours.

**Recreation**

- MM-38 (See Condition 10)

**Transportation/Traffic**

- MM-39 Applicant shall plan construction and construction staging as to maintain pedestrian access on adjacent sidewalks throughout all construction phases. This requires the applicant to maintain adequate and safe pedestrian protection, including physical separation (including utilization of barriers such as K-Rails or scaffolding, etc.) from work space and vehicular traffic and overhead protection, due to sidewalk closure or blockage, at all times.
- MM-40 Temporary pedestrian facilities should be adjacent to the project site and provide safe, accessible routes that replicate as nearly as practical the most desirable characteristics of the existing facility.
- MM-41 Covered walkways shall be provided where pedestrians are exposed to potential injury from falling objects.
- MM-42 Applicant shall keep sidewalk open during construction until only when it is absolutely required to close or block sidewalk for construction staging. Sidewalk shall be reopened as soon as reasonably feasible taking construction and construction staging into account.



14. **Construction Mitigation Conditions** - Prior to the issuance of a grading or building permit, or the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

CM-1 That a sign be required on site clearly stating a contact/complaint telephone number that provides contact to a live voice, not a recording or voice mail, during all hours of construction, the construction site address, and the tract map number. **YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.**

- Locate the sign in a conspicuous place on the subject site or structure (if developed) so that it can be easily read by the public. The sign must be sturdily attached to a wooden post if it will be free-standing.
- Regardless of who posts the site, it is always the responsibility of the applicant to assure that the notice is firmly attached, legible, and remains in that condition throughout the entire construction period.
- If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required for each five (5) acres, or portion thereof. Each sign must be posted in a prominent location.

CM-2 All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.

CM-3 The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.

CM-4 All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.

CM-5 All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.

CM-6 All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.

CM-7 General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

CM-8 Trucks having no current hauling activity shall not idle but be turned off.



- CM-9 The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
- CM-10 The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.
- CM-11 Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The applicant of BMPs includes but is not limited to the following mitigation measures:
- a. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.
  - b. Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.
- CM-12 The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.
- CM-13 Sediments carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.
- CM-14 Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- CM-15 All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major requires shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.
- CM-16 Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.



- CM-17 Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.
- CM-18 (Construction/Demolition) Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing service(s) to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes.
- CM-19 (Construction/Demolition) To facilitate on-site separation and recycling of demolition and construction related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.

#### DEPARTMENT OF CITY PLANNING - STANDARD SINGLE-FAMILY CONDITIONS

- SF-1 That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this tract approval, the following conditions shall apply:
1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Division of Land Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
  2. All other conditions applying to Model Dwellings under Section 12.22-A, 10 and 11 and Section 17.05-O of the Los Angeles Municipal Code (LAMC) shall be fully complied with satisfactory to the Department of Building and Safety.
- SF-2 That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Development Services Center in accordance with CP-6730 prior to obtaining any grading or building permits before the recordation of the final map. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. **The southerly property line, abutting the alley, shall be screened with a row of trees suitable for providing privacy to the single-family homes across the alley.**

In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.



**BUREAU OF ENGINEERING - STANDARD CONDITIONS**

- S-1 (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Los Angeles Municipal Code (LAMC).
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
- (g) That any required slope easements be dedicated by the final map.
- (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
- (k) That no public street grade exceeds 15%.
- (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.



S-2 That the following provisions be accomplished in conformity with the improvements constructed herein:

- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
- (b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.
- (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
- (d) All improvements within public streets, private streets, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
- (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

S-3 That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

- (a) Improve Sepulveda Boulevard adjoining the subdivision by the reconstruction of the existing sidewalk and provide a new 17-foot wide full-width sidewalk with tree wells including any necessary removal and reconstruction of existing improvements.
- (b) Improve Plummer Street adjoining the subdivision by the reconstruction of the existing sidewalk and provide a new 10-foot wide full-width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvements including sidewalk area west of this tract all satisfactory to the Valley District Engineering.
- (c) There are existing sewers available in the streets adjoining the subdivision. This tract will connect to the public sewer system satisfactory to the City Engineer.
- (e) As required by the Bureau of Street Lighting:

IMPROVEMENT CONDITION: No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street lights; one (1) on Plummer Street and two (2) on Sepulveda Boulevard.



**Notes:**

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering condition S-3 (i), requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

- (f) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division (213) 847-3077) upon completion of construction to expedite tree planting.
- (g) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (h) Construct access ramps for the handicapped as required by the City Engineer.
- (i) Close any unused driveways satisfactory to the City Engineer.
- (j) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.
- (k) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

**NOTES:**

The Advisory Agency approval is the maximum number of units permitted under the tract action. However the existing or proposed zoning may not permit this number of units. This vesting map does not constitute approval of any variations from the Los Angeles Municipal Code (LAMC), unless approved specifically for this project under separate conditions.

Any removal of the existing street trees shall require Board of Public Works approval.

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for



the underground installation of all new utility lines in conformance with Section 17.05-N of the Los Angeles Municipal Code (LAMC).

The final map must be recorded within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

### **FINDINGS OF FACT (CEQA)**

FIND, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2015-4183-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigated 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 judgement 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 Advisory Agency issued Mitigated Negative Declaration ENV-2015-4183-MND on August 10, 2016. The Committee found that potential negative impact could occur from the projects implementation due to:

Aesthetics	(Landscape Plan, Light)
Air Pollution	(Demolition, Grading and Construction Activities and Green House Gas Emissions)
Biology	(Tree Removal-Non Protected, Protected Trees, and Habitat Modification – Nesting Native Birds, in Non Hillside or Urban Areas)
Greenhouse Gas Emissions	
Emergency Evacuation Plan	
Noise	(Demolition, Grading, and Construction Activities, Residential Adjacent to Secondary Highway/Freeway, Aircraft)
Public Services	(Fire, Police, Schools includes Emergency Evacuation Plans)



Recreation (Parks)  
Traffic (Congestion, Haul Route, Safety)

The Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV-2015-4183-MND reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition No(s). 13 and 14 of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

In accordance with Section 21081.6 of the Public Resources Code (AB3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by requiring reporting and monitoring as specified in Condition No. 12.

Furthermore, the Advisory Agency hereby finds that modification(s) to and/or correction(s) of specific mitigation measures have been required in order to assure appropriate and adequate mitigation of potential environmental impacts of the proposed use of this subdivision.

#### **FINDINGS OF FACT (SUBDIVISION MAP ACT)**

In connection with the approval of Vesting Tentative Tract No. 73939-CN, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

- (a) **THE PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

The adopted Mission Hills-Panorama City-North Hills Community Plan designates the subject property for Low Density residential and Medium Density residential land use but is proposing a land use change over the entire property to Low Medium II having the corresponding zones of RD1.5, RD2, RW2 and RZ2.5, which will permit the proposed subdivision. The project is proposing a Zone Change from RA-1 and R3-1 to (T)(Q)RD1.5-1 over the entire site. The 73-unit residential condominium being requested would be permitted on the 3.13 net-acres or 136,492 square-foot project site by the proposed Low Medium II Plan designation and the RD1.5 zone being requested by an accompanying case, CPC-2015-4184-GPA-ZC-ZAA-SPR.

- (b) **THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

"Design" is defined under Section 66418 of the State Subdivision Map Act to mean (1) street alignment grades and width; (2) drainage and sanitary facilities and utilities, including alignments and grades thereof; (3) location and size of all



required easements and rights-of-way; (4) fire roads and fire breakers; (5) lot size and configuration; (6) traffic access; (7) grading; (8) land to be dedicated for park or recreational purposes; and (9) other specific physical requirements in the plan and configuration of the entire subdivision that are necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan.

The Bureau of Engineering has reviewed the proposed subdivision. As a condition of approval, the subdivider is required to make improvements on Sepulveda Boulevard (a designated Major Highway Class II) and on Plummer Avenue (a designated Secondary Street).

The site is not in a Specific Plan or subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas).

Therefore, as conditioned, the proposed tract map is consistent with the intent and purpose of the applicable General Plan.

(c) **THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT.**

The adjacent property South of Parcel 1 along Sepulveda Boulevard is developed with a Motel in the RD1.5 zone. Along the southerly boundary of Parcel 1 and Parcel 2 are single family homes in the RA zone. West of Parcel 2 along Plummer Street nearby properties are developed with single family homes in the RA zone. East of Parcel 2 and North of Parcel 1, the properties are developed with a 75-unit affordable housing apartment complex. North of Parcel 1 on the southwest corner of Sepulveda and Plummer is an auto repair facility, and immediately southeast of the subject site is the Sepulveda Middle School. The project site is also located approximately 1,000 feet from the San Diego (I-405) Freeway to the west.

The site is level and is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone. The site is an in-fill parcel in a substantially developed urban area. The lots created by this subdivision would comply with area requirements of the proposed RD1.5-1 zone being requested by an accompanying case, CPC-2014-942-GPA-ZC-ZAA-SPR. The proposed density of 73-unit condominium is permitted by the proposed Low Medium II land use and the proposed RD1.5 zone.

The Environmental Review conducted by the Department of City Planning, as indicated in Case No. ENV-2015-4183-MND (Mitigated Negative Declaration), established that the physical characteristics of the site and surrounding area are consistent with existing development and urban character of the surrounding community. The physical implementation of the project would not cause substantial impacts beyond baseline conditions. Potentially significant impacts identified in the Mitigated Negative Declaration would be mitigated via



implementation of the required mitigation measures under the mitigation monitoring program as identified under the Conditions of Approval for this project.

- (d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

The site is one of a few under improved properties in the vicinity. The development of this tract is an infill of a residential neighborhood. The proposed development of a 73-unit condominium project is consistent to the number of units permitted based on the proposed RD1.5 zone. The proposed project is also compatible with the existing 75-unit affordable housing apartment complex located immediately north east of the project site.

The site is level and is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone.

- (e) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The Initial Study prepared for the project identifies a potential adverse impact on fish or wildlife resources as far as plant life is concerned.

However, measures are required as part of this approval which will mitigate the above mentioned impact to a less than significant level.

Furthermore, the surrounding area is presently developed with residential structures and does not provide a natural habitat for either fish or wildlife.

- (f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

There appears to be no potential public health problems caused by the design or improvement of the proposed subdivision.

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

- (g) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.



No such easements are known to exist. Needed public access for roads and utilities will be acquired by the City prior to recordation of the proposed tract.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION WILL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)
- 1) In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.
  - 2) Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.
  - 3) The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.
  - 4) The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.
  - 5) In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

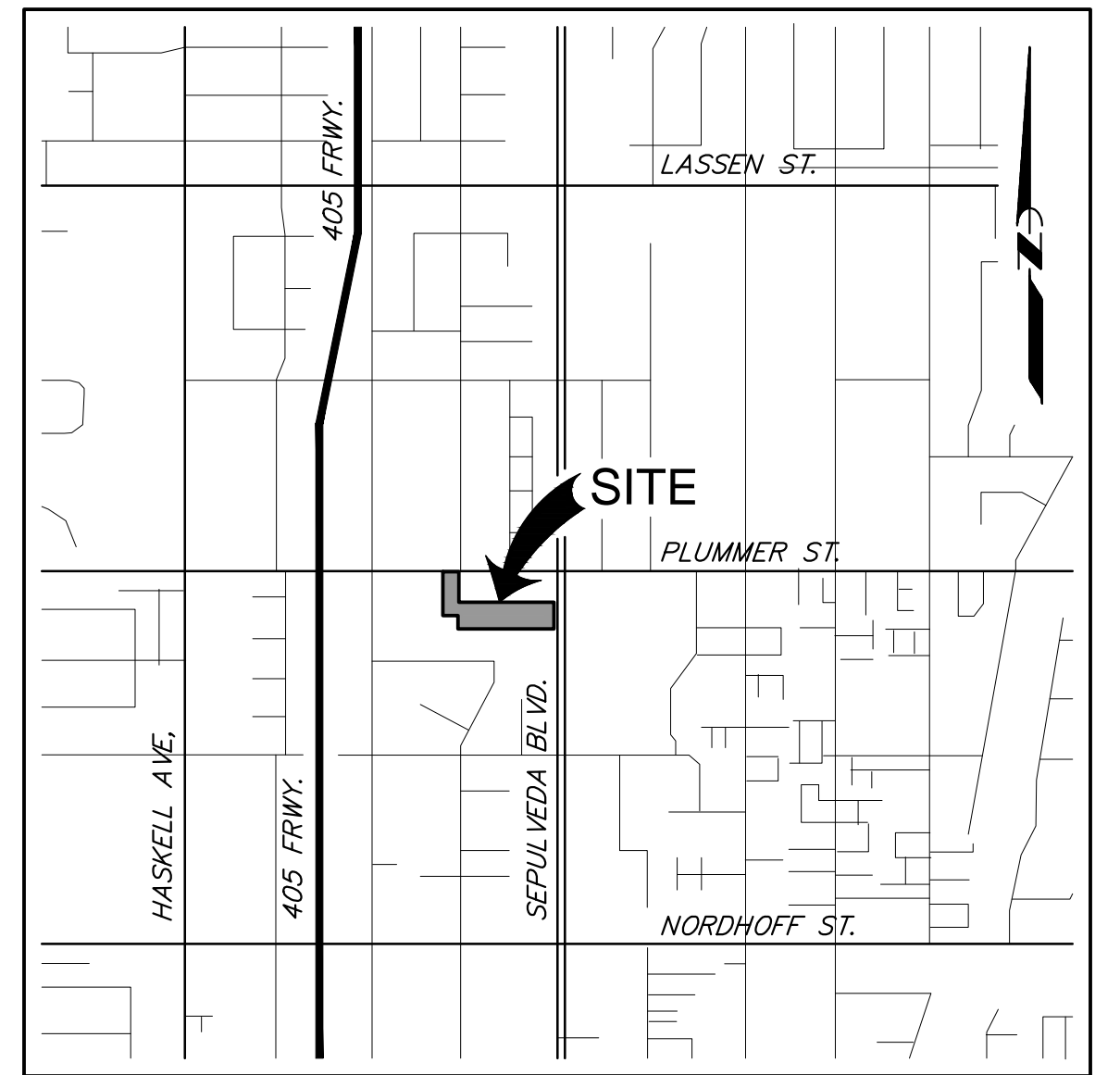
These findings shall apply to both the tentative and final maps for Vesting Tract No. 73939-CN.



# VESTING TENTATIVE TRACT MAP NO. 73939

## 1 LOT SUBDIVISION for CONDOMINIUM PURPOSES

LOT 1 OF TRACT 20103 AND THE NORTH 325 FEET OF THE EAST 125 FEET OF LOT 39, SECTION 20, SUBDIVISION NO. 1 OF THE PROP. OF PORTER LAND AND WATER COMPANY TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

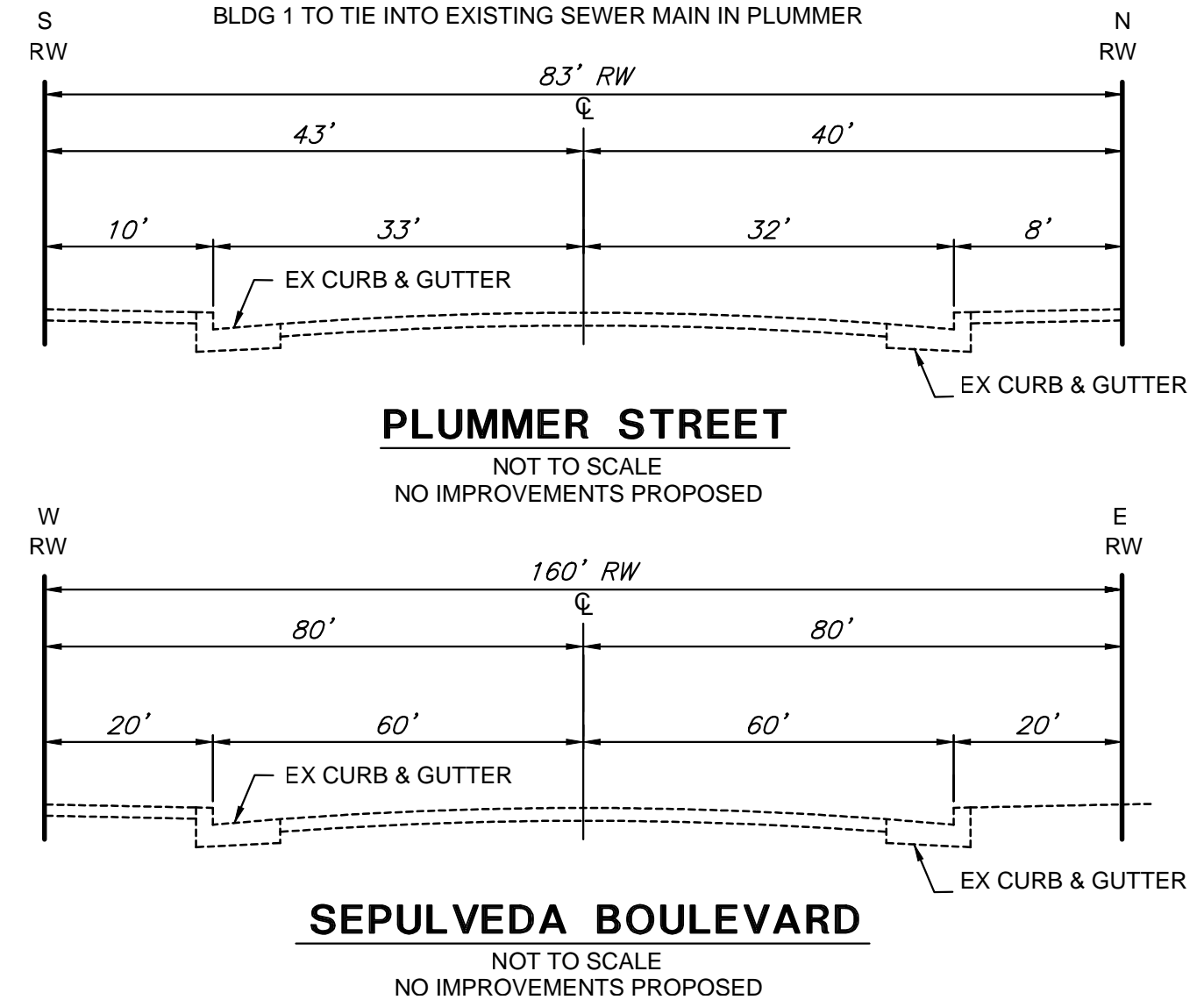


### VICINITY MAP

SCALE: 1" = 800'

#### GENERAL MAP NOTES:

- PROPERTY ADDRESS: 9433 SEPULVEDA BLVD & 15508 PLUMMER ST. LOS ANGELES, CA 91343
- PROJECT AREA: NET: 136.492 (3.13 ACRES) GROSS: 154.989 (3.56 ACRES)
- LAND USE: EXISTING USE: LOW AND MEDIUM RESIDENTIAL PROPOSED USE: LOW MEDIUM II
- ZONING: EXISTING ZONING: RA-1 and R3-1 PROPOSED ZONING: (T)Q(RD)1.5-1 ADJACENT ZONING: NORTH = RA-1/ C2-1VL SOUTH = RA-1/RD1.5-1 EAST = PF-1XL WEST = RA-1
- ZONING INFORMATION: ZI-2391, ZI-2427 & ZI-2438
- THOMAS BROS. GUIDE: PAGE 501-G6
- JURISDICTIONAL INFORMATION: COMMUNITY PLAN AREA: MISSION HILLS-PANORAMA CITY-NORTH HILLS AREA PLANNING COMMISSION: NORTH VALLEY NEIGHBORHOOD COUNCIL: NORTH HILLS EAST COUNCIL DISTRICT: CD 7 - FELIPE FUENTES CENSUS: TRACT # 1172-01 LADBS DISTRICT OFFICE: VAN NUYS DISTRICT MAP SHEET: 198B145
- GENERAL PLAN LAND USE: LOW RESIDENTIAL MEDIUM RESIDENTIAL
- HILLSIDE DESIGNATION: HILLSIDE AREA (ZONING CODE): NO BASELINE HILLSIDE ORDINANCE: NO BASELINE MANSIONIZATION ORDINANCE: YES
- FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP 06013C1305F (EFFECTIVE DATE: SEPTEMBER 26, 2008) SHOWS PROPERTY IS LOCATED WITHIN ZONE "X", MINIMAL FLOOD HAZARD.
- ALL EXISTING BUILDINGS ARE TO BE DEMOLISHED
- THERE MAY BE PROTECTED TREES ON SITE, REFER TO HORTICULTURE REPORT FOR ADDITIONAL INFORMATION
- PROPOSED SEWER DISPOSAL METHOD: ON-SITE 8" PUBLIC SEWER MAIN TO BE PROVIDED BLDG 2-9 TO THE INTO EXISTING SEWER MAIN IN SEPULVEDA BLDG 1 TO THE INTO EXISTING SEWER MAIN IN PLUMMER



#### LEGEND:

- T.C. TOP OF CURB
- F.L. FLOW LINE
- F.S. FINISH SURFACE
- (S) EXISTING SEWER LINE
- (W) EXISTING WATER LINE
- EXISTING STORM DRAIN LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- ACCESSIBLE PATH

#### TREE LEGEND

- OS 1 DENOTES ON-SITE NON-PROTECTED PRIVATE PROPERTY TREES
- OS 2 DENOTES OFF-SITE PROPERTY TREES
- OS 3 DENOTES ON-SITE PROTECTED SOUTHERN CALIFORNIA BLACK WALNUT TREE

NOTE: ALL ON SITE TREES TO BE REMOVED  
SEE PROTECTED TREE REPORT PREPARED BY CARLBERG ASSOCIATES, 17 CARLBERG, ASIA REGISTERED CONSULTING ARBORIST #105 ISA CERTIFIED ARBORIST #10575A, ISA QUALIFIED TREE RISK ASSESSOR, CALIF. CERTIFIED URBAN FORESTER #013, DATED AUGUST 19, 2016

#### RECORD OWNERS:

APN: 2656-016-005  
ANDRES MARKOVITS AND IVELISE MARKOVITS, HUSBAND AND WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED 1/3RD INTEREST  
C/O JAMS  
555 WEST FIFTH ST., 32 ND FLOOR  
LOS ANGELES, CA 90013  
ATTN: BARBARA REEVES NEAL  
STEPHEN CROFTS AND RANDI BACH, HUSBAND AND WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED 1/3RD INTEREST  
15838 MAGNOLIA BLVD.  
ENCINO, CA 91436  
ATTENTION: S. CROFTS AND R. BACH

PAMELA R. PADIN, AS HER SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 1/6TH INTEREST  
PAMELA R. PADIN  
4936 HAYVENHURST AVE.  
ENCINO, CA 91436

PETER A. PADIN, AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 1/6TH INTEREST  
PETER A. PADIN  
4936 HAYVENHURST AVE.  
ENCINO, CA 91436

APN: 2656-016-010  
JAMES D. BENNETT & MARY L. BENNETT TRUSTEES OF THE BENNETT LIVING TRUST UDT 7-29-13  
15508 PLUMMER STREET  
LOS ANGELES, CALIFORNIA 91343  
ATTENTION: MARY BENNETT

#### ARCHITECT:

WILLIAM HEZMALHALCH ARCHITECTS, INC.  
2850 REDHILL AVE., STE 200  
SANTA ANA, CA 92705-5543  
(949) 250-0607

#### BASIS OF BEARINGS:

THE BEARING OF N 89°30'18" W ON THE CENTERLINE OF PLUMMER STREET AS SHOWN ON PARCEL MAP NO. 2762, BOOK 54, PAGE 23 WAS TAKEN AS THE BASIS OF BEARING SHOWN ON THIS MAP.

#### SURVEY NOTE:

BOUNDARY AND TOPOGRAPHY SURVEY PREPARED BY: CARLOS BUSTOS - ATM TOPO MAPS (714) 884-3454  
DATE OF SURVEY: OCTOBER 30, 2015

#### YARDAGE CALCULATIONS:

CUT = 2,000 C.Y. FILL = 2,500 C.Y.  
NET = 500 C.Y. (IMPORT)

- QUANTITIES SHOWN HEREON ARE FOR PLANNING PURPOSES ONLY
- EARTHWORKS ASSUME A 24" BUILDING UNDER CUT FOR FOUNDATIONS AND A 12" DRIVEWAY UNDERCUT FOR DRIVE ISLES.
- SHRINKAGE, BULKING, UTILITY SPOILS AND R&R VOLUMES ARE NOT INCLUDED IN THE ABOVE QUANTITIES

#### ARCHITECTURAL SITE SUMMARY:

SITE AREA: 43.13 ACRES  
TOTAL UNITS: 75 HOMES (STACKED FLATS)  
DENSITY: 23.96 HOMES PER ACRE

#### PARKING:

REQUIRED: 169 SPACES (2.25 SPACES PER HOME) (75) HOMES x 2.0 SPACES=150 SPACES (19) HOMES x 0.25 SPACES=19 SPACES  
PROVIDED: 169 SPACES (2.25 SPACES PER HOME) GARAGE: 150 SPACES PARALLEL: 10 SPACES (8'x26') HEAD IN: 9 SPACES (9'x18')

#### OPEN SPACE:

REQUIRED: 13,125 (175 S.F. PER HOME)  
PROVIDED: 19,149 (255 S.F. PER HOME)

#### SUBDIVIDER:

WILLIAMS HOMES  
21080 CENTRE POINT PKWY.  
SANTA CLARITA, CA 91350  
(661) 222-9207

#### ENGINEER:

SOUTHLAND CIVIL ENGINEERING & SURVEY, LLP  
87 N. RAYMOND AVE., STE. 300  
PASADENA, CA 91103  
(626) 486-2555

#### LEGAL DESCRIPTION:

APN: 2656-016-010  
THE NORTH 325 FEET OF THE EAST 125 FEET OF LOT 39, SECTION 20, SUBDIVISION NO. 1 OF THE PROP. OF PORTER LAND AND WATER COMPANY TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 610, PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

#### SUBDIVIDER:

WILLIAMS HOMES  
21080 CENTRE POINT PKWY.  
SANTA CLARITA, CA 91350  
(661) 222-9207

#### ENGINEER:

SOUTHLAND CIVIL ENGINEERING & SURVEY, LLP  
87 N. RAYMOND AVE., STE. 300  
PASADENA, CA 91103  
(626) 486-2555

#### BENCHMARK

BENCHMARK: 07-16544, DATUM NAVD 1988.  
WIRE SPIKE IN NORTH CURB PLUMMER STREET, 2FT WEST OF BEGINNING OF CURB RETURN WEST OF LANGDON AVENUE.  
YEAR: 2000 ELEVATION: 869.619'

#### DIGEST OF TITLE ITEMS PER FIDELITY NATIONAL TITLE COMPANY PRELIMINARY REPORT ORDER NO.: 995-23059450-AW6, DATED AS OF FEBRUARY 11, 2015.

NOTE: This condensation of items in the PTR is prepared for the convenience of those persons using this survey. For full details of title items, refer to the complete report and to those documents referred to therein.

ITEM NO.	PURPOSE	FOR	IN FAVOR OF	RECORDING DATA
1	EASEMENT	PUBLIC UTILITIES	CITY OF LOS ANGELES	TRACT 20103, BOOK 610 PAGE 10

#### DIGEST OF TITLE ITEMS PER FIDELITY NATIONAL TITLE COMPANY AMENDED PRELIMINARY REPORT ORDER NO.: 996-23065669-A-SG2, DATED AS OF JUNE 4, 2015.

NOTE: This condensation of items in the PTR is prepared for the convenience of those persons using this survey. For full details of title items, refer to the complete report and to those documents referred to therein.

ITEM NO.	PURPOSE	FOR	IN FAVOR OF	RECORDING DATA
6	EASEMENT	PUBLIC UTILITIES	CITY OF LOS ANGELES	BOOK 1579, PAGE 239
7	EASEMENT	PUBLIC STREET, ROAD OR HIGHWAY	CITY OF LOS ANGELES	RECORDING NO. 3473, DATED NOVEMBER 13, 1972
11	EASEMENT & AGREEMENT	WIRELESS COMMUNICATION	T2 UNISON SITE MANAGEMENT, LLC	RECORDING NO. 2007-1611445, DATED JULY 7, 2007

#### BENCH MARK:

LOS ANGELES BENCH MARKS  
NO. 07-0688  
WIRE SPIKE IN NORTH CURB PLUMMER STREET, 2FT WEST OF BEGINNING OF CURB RETURN WEST OF LANGDON AVENUE.  
ELEV. = 869.619'  
DATE: 2/11/15

#### DATE BY:

LM

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## **EXHIBIT J**

## **REPORTS**



**CITY OF LOS ANGELES**  
**INTER-DEPARTMENTAL CORRESPONDENCE**

DATE: June 20, 2016

TO: Kevin Jones, Deputy Advisory Agency  
6262 Van Nuys Boulevard, Room 351 E.  
Department of City Planning

FROM: Laura Duong, Subdivision Review  
Ara Sargsyan, Development Services Case Management Chief  
201 N. Figueroa Street, Room 1030  
Department of Building and Safety

SUBJECT: **TRACT MAP NO. 73939 - Vesting - CN**

The Department of Building and Safety Zoning Section has reviewed the above Subdivision Map, date stamped on May 18, 2016 by the Department of City Planning. The site is designated as being in a **RA-1/ R3-1 Zone**. A clearance letter will be issued stating that no Building or Zoning Code violations exist relating to the subdivision on the subject site once the following items have been satisfied.

- a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work prior to obtaining the Zoning clearance.
- b. Provide a copy of APCNV case APCNV-2015-4184-GPA-ZC-BL-SPR. Show compliance with all the conditions/requirements of the APCNV case as applicable.
- c. Provide a copy of CPC case CPC-2015-4184-GPA-ZC-BL-SPR. Show compliance with all the conditions/requirements of the CPC case as applicable
- d. Zone Change must be recorded prior to obtaining Zoning clearance. Show compliance with all the conditions/requirements of the Zone Change as applicable.
- e. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front requirement shall be required to comply with current code for the new zone as measured from new property lines after dedication.



Notes:

The submitted Map may not comply with the number of guest parking spaces required by the Advisory Agency.

Building projections are as allowed per the Zoning Code per the satisfactory of LADBS at the time of Plan Check.

A 20 ft. separation between two main apartment buildings are plus an additional 2 ft. for every story above 2 story.

The existing or proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 to schedule an appointment.

cc: Nelson Rodriguez, Mary Crowell



**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

June 13, 2016

TO: Michael J. LoGrande, Director of Planning  
Department of City Planning  
Attention: Mary K. Crowell

FROM: Fire Department

SUBJECT: **TRACT MAP NO. 73939-CN (15508 W. Plummer Street)**

Submit plot plans for Fire Department approval and review prior to recordation of Parcel Map Action.

RECOMMENDATIONS:

Access for Fire Department apparatus and personnel to and into all structures shall be required.

No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.

Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.

Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.

Submit plot plans indicating access road and turning area for Fire Department approval.

Private streets shall be recorded as Private Streets, **AND** Fire Lane. All private street plans shall show the words "Private Street and Fire Lane" within the private street easement.

Private streets and entry gates will be built to City standards to the satisfaction of the City Engineer and the Fire Department.

Construction of public or private roadway in the proposed development shall not exceed 15 percent in grade.



Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.

Standard cut-corners will be used on all turns.

All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.

Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.

Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.

The design, location, and operation of gates shall be to the satisfaction of the Fire Department and the Deputy Advisory Agency. Warning signs and lighting shall be installed and maintained satisfactory to the Fire Department and the Department of Transportation. The names and phone numbers of the current officers of the Homeowners Association shall be submitted to the Fire Department, Police Department, and the Deputy Advisory Agency. All necessary permits shall be secured from the Department of Building and Safety and from other City agencies.

All fire gates shall be designed to satisfaction of the Los Angeles Fire Department to allow gates to be opened by a master remote control device which will be provided to the Los Angeles Fire Department by the developer.

Modification of Access Gate Equipment and Facilities. There shall be no modification of any vehicular access gate equipment or facilities installed by Declarant in the Properties, including without limitation modification or changes in hardware and/or method of operation without the written approval of the Los Angeles Fire Department. The provision of this shall be specifically enforceable by the City and Fire Department. Requests for any modifications shall be made to the Hydrants and Access Unit, Los Angeles Fire Department.

Private roadways for general access use shall have a minimum width of 20 feet.

Adequate public and private fire hydrants shall be required.

Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.

Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.



The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (818) 374-4351. You should advise any consultant representing you of this requirement as well.

RALPH M. TERRAZAS  
Fire Chief

John N. Vidovich, Fire Marshal  
Bureau of Fire Prevention and Public Safety

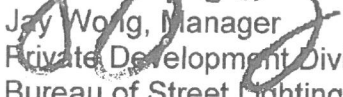
MIS:RED:vlj  
c:TR#73939-CN  
Map No. 200-144



**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

**Date:** 6/2/2016

**To:** Mr. Michael LoGrande, Director  
Department of City Planning  
200 N. Spring St., 5th Flr, MS-395

**From:**  Jay Wong, Manager  
Private Development Division  
Bureau of Street Lighting

**SUBJECT: STREET LIGHTING REQUIREMENTS FOR DISCRETIONARY ACTIONS**

**CITY PLANNING CASE No.:** TRACT 73939  
15508 W. Plummer St.

The Bureau of Street Lighting's recommended condition of approval for the subject city planning case is as follows: (Improvement condition added to S-3 (c) where applicable.)

**IMPROVEMENT CONDITION:** No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street lights; one (1) on Plummer St. and two (2) on Sepulveda Bl.

**NOTES:**

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

CC: Land Development Group MS 901

Engineering District Office: VAL



**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL MEMORANDUM

15508 W Plummer Street  
DOT Case No. SFV 15-103756  
DOT Project ID No. 43823

Date: August 5, 2016

To: Deputy Advisory Agency  
Department of City Planning

From: Taghi Gharagozli, Associate Transportation Engineer III  
Department of Transportation

Subject: **VESTING TENTATIVE TRACT NO. 73939**

Reference is made to your request for review of this case regarding potential traffic access problems. Based upon this review, it is recommended that:

1. All requirements and conditions listed in the revised DOT traffic assessment letter dated May 12, 2016, and all subsequent revisions to this traffic assessment, be applied to the tract map.
2. A minimum 60-foot reservoir space is required between any security gate and the property line, to the satisfaction of DOT. Driveway width of W=30 feet is required for two-way driveways, and W=16 feet is required for one-way driveways.
3. 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. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.
4. That a subdivision report fee and condition clearance fee be paid to the Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

If you have any questions, you may contact me at [taghi.gharagozli@lacity.org](mailto:taghi.gharagozli@lacity.org) or 818-374-4691.



**CITY OF LOS ANGELES**  
INTERDEPARTMENTAL CORRESPONDENCE

July 12, 2016

To: Vince P. Bertoni, Director  
Department of City Planning  
Attention: Deputy Advisory Agency

From: Edmond Yew  
Land Development Group & GIS Division  
Bureau of Engineering

Subject: Vesting Tentative Tract Map No. 73939

Transmitted is a print of tentative map of Tract Map No. 73939 located at 9433 West Sepulveda Boulevard in Council District No.7.

This map has been filed for an 73-unit new residential condominium purposes. The subdivision layout is satisfactory.

There are existing sewers available in the streets adjoining the subdivision. This tract will connect to the public sewer system and will not result in violation of the California Water Code. I therefore recommend that you make the necessary determination.

Tentative map shows private streets as proposed access for each building. No private street is necessary or required for one-lot condominium subdivisions. All proposed access shall be just driveways and width and improvements shall be to the satisfaction of the Fire Department and Building and Safety Department and not be shown on the final map.

I recommend that the vesting tentative map of Tract No.73939 be approved, subject to the standard conditions issued by your department and the following special conditions:

1. That the proposed internal driveway access not to be shown on the final map.
2. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
  - a) Improve Sepulveda Boulevard adjoining the subdivision by the reconstruction of the existing sidewalk and provide a new 17-foot wide full-width sidewalk with tree wells including any necessary removal and reconstruction of existing improvements.



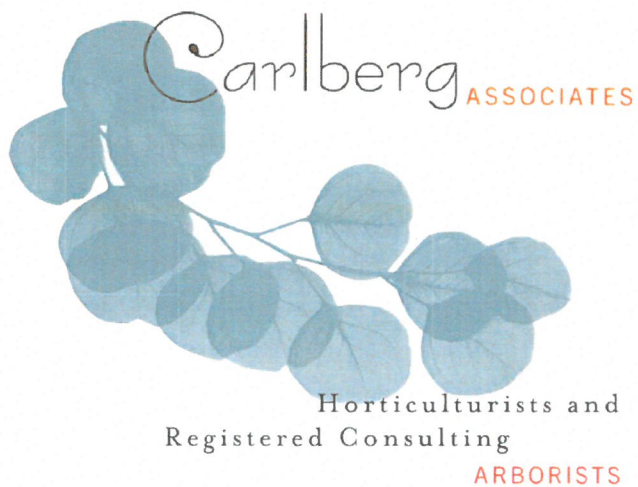
- b) Improve Plummer Street adjoining the subdivision by the reconstruction of the existing sidewalk and provide a new 10-foot wide full-width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvements including sidewalk area west of this tract all satisfactory to the Valley District Engineering.

Any questions regarding this report should be directed to Mr. Georgic Avanesian of the Land Development Section, located at 201 North Figueroa Street, Suite 200, or by calling (213) 202-3484.

Enc.

cc: Valley Engineering District Office





**PROTECTED TREE REPORT  
9433 NORTH SEPULVEDA BOULEVARD  
LOS ANGELES, CALIFORNIA 91343**

SUBMITTED TO:

**WILLIAMS HOMES  
21080 CENTRE POINTE PARKWAY, SUITE 102  
SANTA CLARITA, CALIFORNIA 91350**

PREPARED BY:

**CY CARLBERG  
ASCA REGISTERED CONSULTING ARBORIST #405  
ISA CERTIFIED ARBORIST #WE 0575A  
ISA QUALIFIED TREE RISK ASSESSOR  
CAUFC CERTIFIED URBAN FORESTER #013**

**Santa Monica Office**  
828 Fifth Street, Suite 3  
Santa Monica, California 90403  
Office: 310.451.4804

**Sierra Madre Office**  
80 West Sierra Madre Boulevard, #241  
Sierra Madre, California 91024  
Office: 626.428.5072



**AUGUST 19, 2016**

**[www.cycarlberg.com](http://www.cycarlberg.com)**

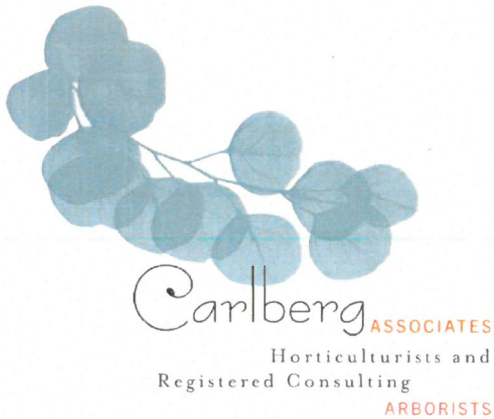
9433 NORTH SEPULVEDA BOULEVARD, LOS ANGELES, CALIFORNIA

PROTECTED TREE REPORT

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EXHIBIT B – AERIAL IMAGE OF SUBJECT PROPERTY .....	4
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EXHIBIT D – TREE PHOTOGRAPHS .....	6
RESUME .....	13





August 19, 2016

Ben Rocca  
Williams Homes  
21080 Centre Pointe Parkway, Suite 102  
Santa Clarita, California 91350

**Re: 9433 North Sepulveda Boulevard, Los Angeles, California 91343**

Dear Mr. Rocca,

This letter addresses our office's site visit of August 10, 2016 to the properties known collectively as 9433 North Sepulveda Boulevard in Los Angeles, California. We were retained to visit the properties and determine if any trees considered protected by the City of Los Angeles Tree Preservation Ordinance No. 177.044 were present. The table on the following pages sets forth the data for the seventeen private property trees and the ten off-site trees. **One of the private property trees is considered protected by the ordinance (Tree #2, Southern California black walnut).** There are also ten off-site trees that may be affected by the proposed construction, one of which is a protected Southern California black walnut (Tree #OS-1). There are no city right-of-way trees present for this property.

The protected Southern California black walnut tree (Tree #2) will require removal due to its proximity to one of the proposed structures on the northeast portion of the property. Once the removal is approved, mitigation Southern California black walnut trees at a ratio of 4:1 is required by the City of Los Angeles to offset the loss of the protected tree. No work shall be performed on any of the off-site trees without the prior consent and authorization of their respective owners.

Please feel welcome to contact me at our Santa Monica office if you have any immediate questions or concerns.

Respectfully submitted,

Cy Carlberg, Registered Consulting Arborist  
Principal, Carlberg Associates

Santa Monica Office  
[cy@cy Carlberg.com](mailto:cy@cy Carlberg.com)

**Santa Monica Office**  
828 Fifth Street, Suite 3  
Santa Monica, California 90403  
Office: 310.451.4804

**Sierra Madre Office**  
80 West Sierra Madre Boulevard, #241  
Sierra Madre, California 91024  
Office: 626.428.5072

[www.cy Carlberg.com](http://www.cy Carlberg.com)

## EXHIBIT A – TREE INVENTORY

Tree #	Common Name	Botanical Name	Dbh(s) (inches)	Height (feet)	Canopy Spread N/E/S/W	Health Grade	Structure Grade	Protected Tree Y/N
1	Mexican fan palm	<i>Washingtonia robusta</i>	*BT 35'	40	8/8/8/8	A	A	No
2	Southern California black walnut	<i>Juglans californica</i> 'Californica'	9.5	35	15/20/20/10	B	A	Yes
3	Black walnut	<i>Juglans nigra</i>	16.5	30	10/15/25/21	A	B	No
4	Mexican fan palm	<i>Washingtonia robusta</i>	BT 35'	40	7/7/7/7	A	A	No
5	Mulberry	<i>Morus alba</i>	10	20	12/11/13/21	C	C	No
6	Shamel Ash	<i>Fraxinus uhdei</i>	5.5, 14, 14, 16, 19	50	10/25/32/33	A	B-	No
7	Mexican fan palm	<i>Washingtonia robusta</i>	BT 45'	50	8/8/8/8	A	A	No
8	Raywood Ash	<i>Fraxinus angustifolia</i>	9, 9, 10, 12	20	8/10/10/10	B	C	No
9	China Doll	<i>Radermachera sinica</i>	5, 9.5	30	15/15/8/15	C	B	No
10	Weeping fig	<i>Ficus benjamina</i>	5, 6, 7, 7	30	10/16/16/15	A	B	No
11	Red flowering gum	<i>Corymbia ficifolia</i>	12, 12	30	5/5/8/6	D	F	No
12	Black walnut	<i>Juglans nigra</i>	15.5	45	15/20/25/20	A	A	No
13	American Sycamore	<i>Platanus occidentalis</i>	30	50	20/20/20/20	D	B	No
14	Jacaranda	<i>Jacaranda mimosifolia</i>	33	40	20/24/20/27	B-	C	No
15	Weeping fig	<i>Ficus benjamina</i>	9.5 at base	20	15/12/10/10	A	B	No
16	Mexican fan palm	<i>Washingtonia robusta</i>	BT40'	45	7/7/7/7	A	A	No
17	Weeping fig	<i>Ficus benjamina</i>	11.5, 14	30	18/16/20/20	A	B	No
Off-Site Trees								
OS-1	Southern California black walnut	<i>Juglans californica</i> 'Californica'	~10, 10	35	15/15/17/15	B	A	Yes
OS-2	Chinese Elm	<i>Ulmus parvifolia</i>	~14	30	10/20/20/20	A	B	No
OS-3	Avocado	<i>Persea americana</i>	~9	25	8/6/10/8	C	B	No
OS-4	Black walnut	<i>Juglans nigra</i>	~18	50	30/25/30/30	A	A	No
OS-5	Olive	<i>Olea europaea</i>	~8, 10	25	10/20/10/8	A	C	No



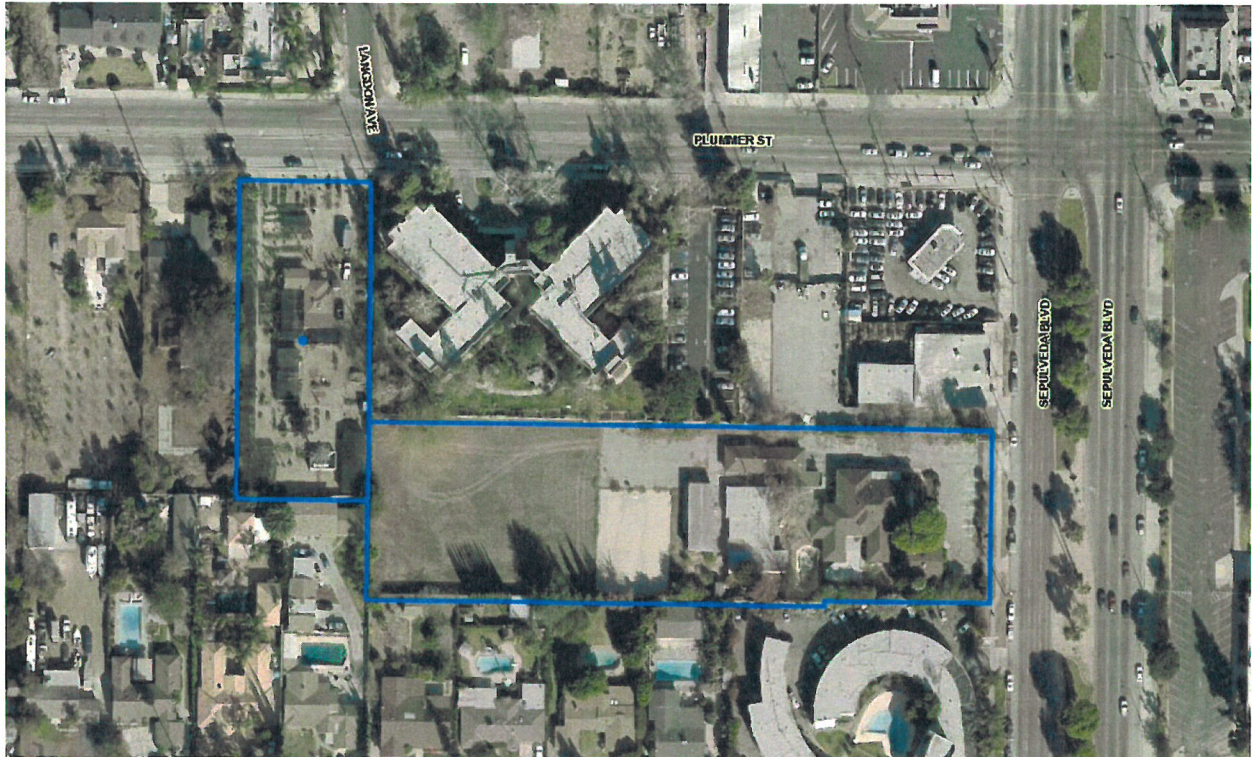


Tree #	Common Name	Botanical Name	Dbh(s) (inches)	Height (feet)	Canopy Spread N/E/S/W	Health Grade	Structure Grade	Protected Tree Y/N
OS-6	Brazilian pepper	<i>Schinus terebinthifolius</i>	~14 at base	20	10/18/10/10	A	C	No
OS-7	Mulberry	<i>Morus alba</i>	~12 at base	20	10/18/15/10	C	C	No
OS-8	Mexican fan palm	<i>Washingtonia robusta</i>	BT 18'	25	7/7/7/7	A	A	No
OS-9	Mulberry	<i>Morus alba</i>	~10	25	16/16/5/10	C	B	No
OS-10	Deodar cedar	<i>Cedrus deodara</i>	~30	30	25/25/25/25	A	B	No

\*BT – Brown Trunk Height: Nursery Standard Measurement (from grade to the base of the newest emerging spear).



EXHIBIT B – AERIAL IMAGE OF SUBJECT PROPERTY



9433 North Sepulveda  
Boulevard  
Los Angeles, California 91343







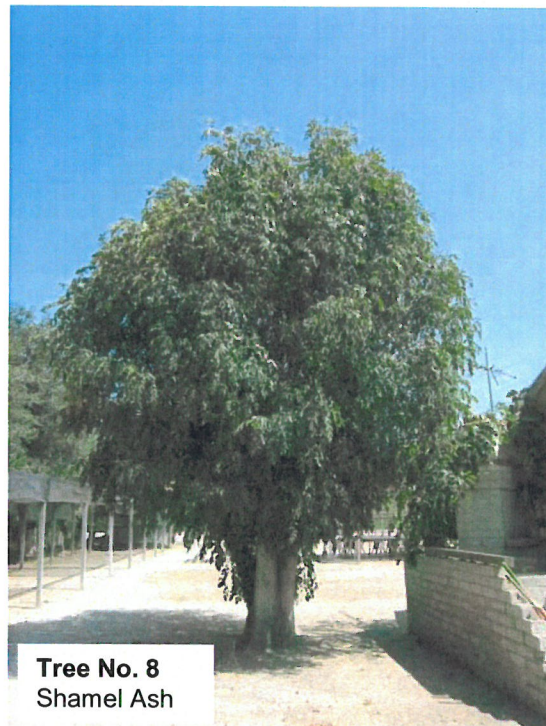
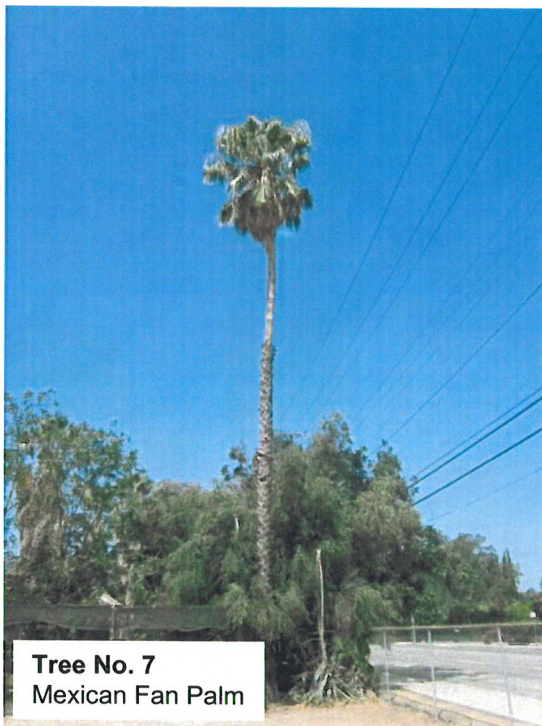




EXHIBIT D – TREE PHOTOGRAPHS



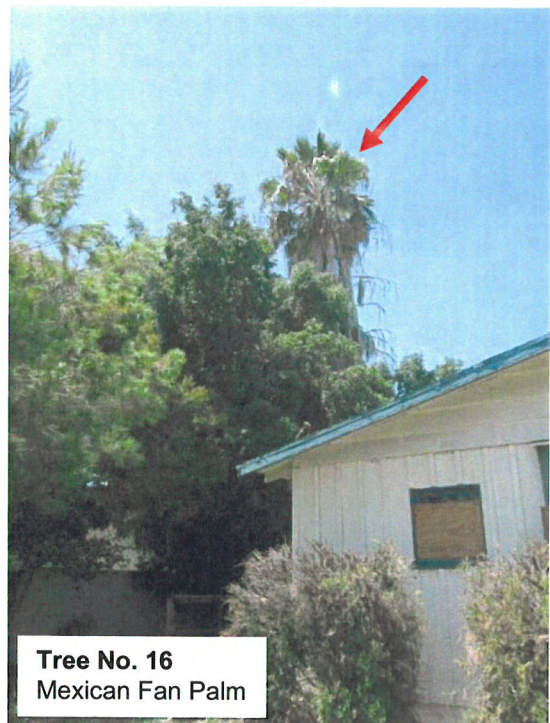
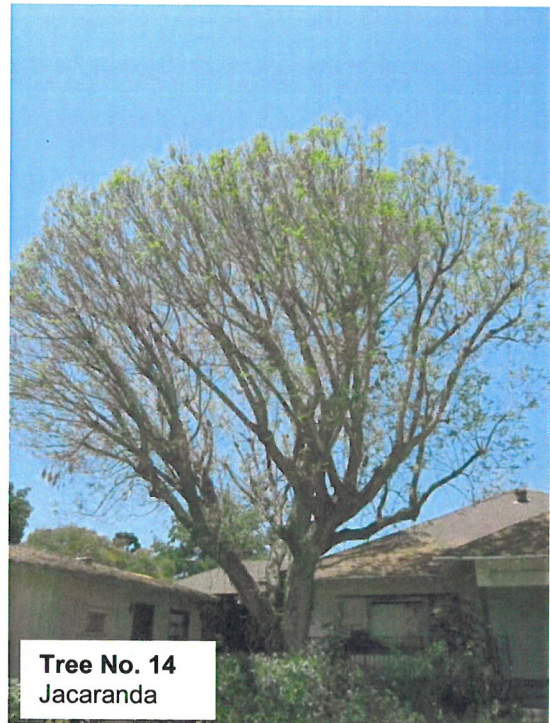
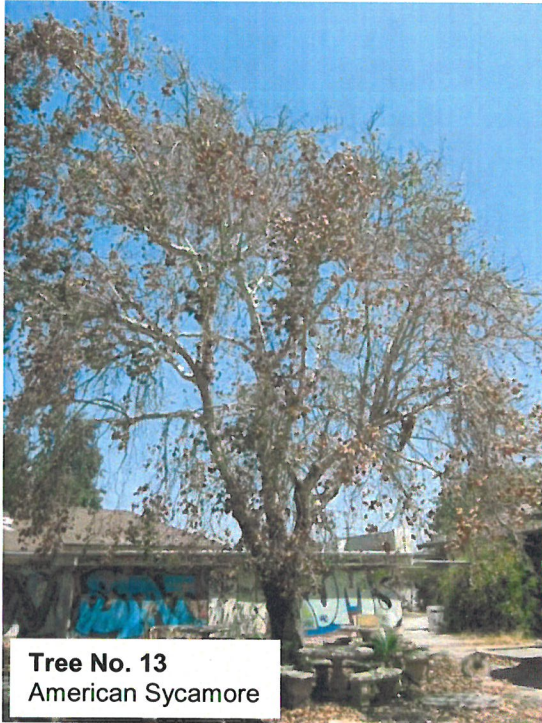
























**CY CARLBERG**  
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**Education** B.S., Landscape Architecture, California State Polytechnic University, Pomona, 1985  
 Graduate, Arboricultural Consulting Academy, American Society of Consulting Arborists, Chicago, Illinois, February 2002  
 Graduate, Municipal Forestry Institute, Lied, Nebraska, 2012

**Experience** Consulting Arborist, Carlberg Associates, 1998-present  
 Manager of Grounds Services, California Institute of Technology, Pasadena, 1992-1998  
 Director of Grounds, Scripps College, Claremont, 1988-1992

**Certificates** Certified Arborist (#WE-0575A), International Society of Arboriculture, 1990  
 Registered Consulting Arborist (#405), American Society of Consulting Arborists, 2002  
 Certified Urban Forester (#013), California Urban Forests Council, 2004  
 Qualified Tree Risk Assessor, International Society of Arboriculture, 2011

#### AREAS OF EXPERTISE

Ms. Carlberg is experienced in the following areas of tree management and preservation:

- Tree health and risk assessment
- Master Planning
- Historic landscape assessments, preservation plans, reports
- Tree inventories and reports to satisfy jurisdictional requirements
- Expert Testimony
- Post-fire assessment, valuation, and mitigation for trees and native plant communities
- Value assessments for native and non-native trees
- Pest and disease identification
- Guidelines for oak preservation
- Selection of appropriate tree species
- Planting, pruning, and maintenance specifications
- Tree and landscape resource mapping – GPS, GIS, and AutoCAD
- Planning Commission, City Council, and community meetings representation

#### PREVIOUS CONSULTING EXPERIENCE

Ms. Carlberg has overseen residential and commercial construction projects to prevent damage to protected and specimen trees. She has thirty-five years of experience in arboriculture and horticulture and has performed tree health evaluation, value and risk assessment, and expert testimony for private clients, government agencies, cities, school districts, and colleges. Representative clients include:

The Huntington Library and Botanical Gardens	The City of Claremont
The Los Angeles Zoo and Botanical Gardens	The City of Beverly Hills
The Rose Bowl and Brookside Golf Course, Pasadena	The City of Pasadena
Walt Disney Concert Hall and Gardens	The City of Los Angeles
The Art Center College of Design, Pasadena	The City of Santa Monica
Pepperdine University	Santa Monica/Malibu Unified School District
Loyola Marymount University	San Diego Gas & Electric
The Claremont Colleges (Pomona, Scripps, CMC, Harvey Mudd,	Los Angeles Department of Water and Power
Claremont Graduate University, Pitzer, Claremont University Center)	Rancho Santa Ana Botanic Garden, Claremont
Quinn, Emanuel, Urquhart and Sullivan (attorneys at law)	Latham & Watkins, LLP (attorneys at law)
Getty Trust – Eames House	Architectural Resources Group
Historic Resources Group	AHBE Landscape Architects
	Moule and Polyzoïdes, Architects and Urbanists

#### AFFILIATIONS

Ms. Carlberg serves with the following national, state, and community professional organizations:

- California Urban Forests Council, Board Member, 1995-2006
- Street Tree Seminar, Past President, 2000-present
- American Society of Consulting Arborists Academy, Faculty Member, 2003-2005; 2014
- American Society of Consulting Arborists, Board of Directors, 2013-2015
- Member, Los Angeles Oak Woodland Habitat Conservation Strategic Alliance, 2010-present





**EXHIBIT K**

**GENERAL PLAN AMENDMENT MAP**

**ZONE CHANGE ORDINANCE MAP**

**BUILDING LINE REMOVAL MAP**

THE INTENT OF THIS ORDINANCE IS FOR  
THE BOUNDARIES OF THIS GENERAL PLAN  
LAND USE CHANGE TO COINCIDE WITH  
THOSE OF RECORDED TR 73939.

LANGDON AVE

BLVD

83

PLUMMER

ST 83

125

600.07

150

LOW  
MEDIUM II

LOW MEDIUM II

WILEY BLVD & ELY LINES OF TR 20105

160

SEPULVEDA

VINCENNES

ST

ALLEY

ALLEY



150 75 0 150 Feet

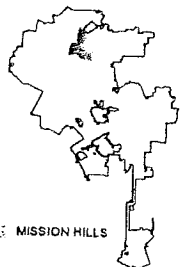
CPC 2015-4184 GPA ZC BL SPR

LH/q

MISSION HILLS

103116

City of Los Angeles



MISSION HILLS



THE INTENT OF THIS ORDINANCE  
IS FOR THE BOUNDARIES OF THIS  
ZONE CHANGE TO COINCIDE WITH  
THOSE OF RECORDED TR 73939.

LANGDON AVE

BLVD

83

PLUMMER

ST 83

600.07

150

125

(T)(Q)RD1.5-1

(T)(Q)RD1.5-1

WLY, SLY, & ELY LINES OF TR 20103

160

SEPULVEDA

VINCENNES

ST

ALLEY

ALLEY



150 75 0 150 Feet

CPC 2015-4184 GPA ZC BL SPR

LH/cf

101216

City of Los Angeles

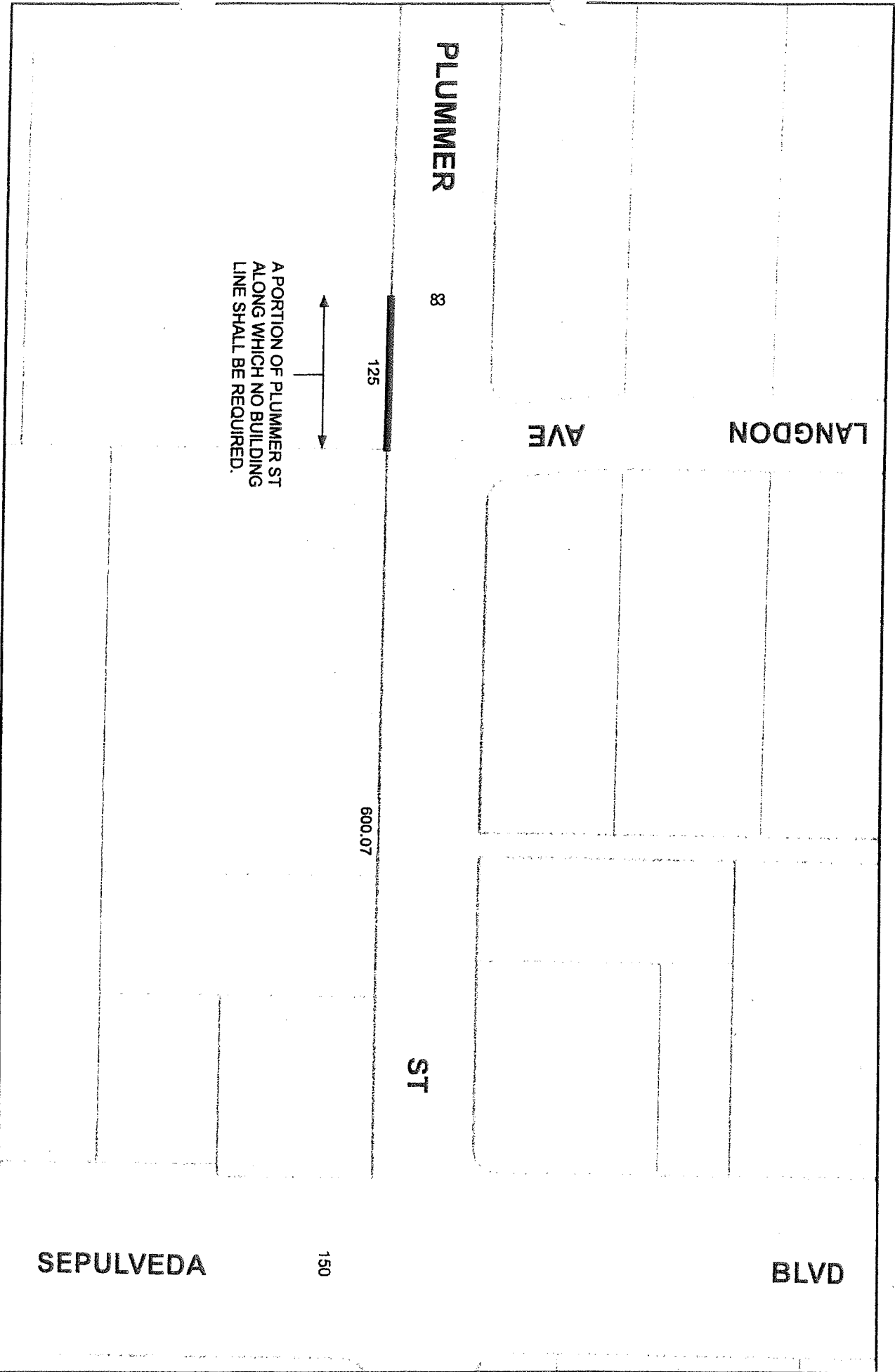
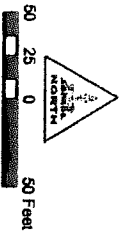


LH/

101216



CPC 2015-4184 GPA ZC BL SPR



A PORTION OF PLUMMER ST  
ALONG WHICH NO BUILDING  
LINE SHALL BE REQUIRED.



125

600.07

ST

PLUMMER

8

AVE

LANGDON

BLVD

SEPULVEDA

150