LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300
www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: SEPTEMBER 8, 2026

Case No.: CPC-2020-1685-DB-SPR-VHCA Council District: 6 – Padilla
CEQA: ENV-2020-1686-SE
Plan Area: Sun Valley – La Tuna Canyon

Project Site: 8465 – 8479 North Glenoaks Boulevard; 8400 and 8424 North Wheatland Avenue

Applicant: Sahaco Inc.
Representative: Argineh Mailian, Mailian & Associates, Inc.

At its meeting **July 23, 2026**, the Los Angeles City Planning Commission took the actions below in conjunction with the following Project:

A new 48 feet and six inch high, four-story, 106,272 square foot, 93-unit multi-family residential apartment building on an approximately 54,514.4 square foot lot. The Project proposes a mix of market rate and affordable housing and will be comprised of 12 units (13 percent) for Low Income Households and seven units (seven percent) for Very Low-Income Households for a total of 19 affordable units and 74 market rate units.

1. **Determined**, based on the whole of the administrative record, that the Project is statutorily exempt from California Environmental Quality Act (CEQA) pursuant to California Public Resource Code Section 21080.66 (Assembly Bill 130);
2. **Approved**, pursuant to Chapter 1 Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a 70 percent Density Bonus for a Housing Development Project totaling 93 dwelling units, including 74 market rate units, seven units for Very Low-Income Household occupancy, 12 units for Low Income Household occupancy, with the following Off-Menu Incentives and Waiver of Development Standards:
    a. An Off-Menu Incentive for an increase in Floor Area Ratio (FAR) up to 2.025:1 in lieu of the standard 1.5:1 limit pursuant to LAMC Chapter 1 Section 12.21.1 A.1;
    b. An Off-Menu Incentive for an up to 74 percent increase in the height requirement, allowing up to 48 feet and six inches in height in lieu of the permitted 28 feet per the zoning regulation of R1P-1VL Zone pursuant to LAMC Chapter 1 Section 12.21.1 A.1;
    c. An Off-Menu Incentive for a decrease in the side yard setback, permitting a four-foot side yard in lieu of the required seven-foot side yard pursuant to LAMC Chapter 1 12.08 C2.A;
    d. A Waiver of Development Standards to allow a building height of 48 feet and six inches in lieu of the permitted 33-foot transitional height limit in the R1P Zone pursuant to LAMC Chapter 1 Section 12.21.1 A.10;
    e. A Waiver of Development Standards to eliminate the side yard plane break requirement per LAMC Chapter 1 Section 12.08 C2.A; and
    f. A Waiver of Development Standards to allow a building height of 48 feet and six inches in lieu of the permitted 45 feet in the C2-1VL Zone pursuant to LAMC Chapter 1 Section12.21.1 A.1;
3. **Approved**, pursuant to LAMC Chapter 1 Section 16.05, a Site Plan Review for a Housing Development Project totaling 93 dwelling units, including 74 market rate units, seven units for Very Low-Income Household occupancy, 12 units for Low Income Household occupancy;

4. **Adopted** the attached Conditions of Approval; and
5. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Rosenstein
Second: Klein
Ayes: Diaz, Johnson, Choe
Absent: Chavez, Lawshe, Saitman, Zamora

Vote: 5 – 0



Cecilia Lamas, Commission Executive Assistant II
Los Angeles City Planning Commission

APPEAL PERIOD - EFFECTIVE DATE

The decision of the Los Angeles City Planning Commission is appealable to City Council within **15 days** after the mailing date of this determination letter. Any appeal not filed within the 15-day period shall not be considered by the Council. The Decision Maker's decision on the Density Bonus Off-Menu Incentives and Waivers of Development Standards is effective upon the mailing of this letter and is not appealable.

FINAL APPEAL DATE: SEPTEMBER 23, 2026

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination on the CEQA clearance is an appealable clearance under Section 13F.11.1.F.2. (EIR, ND, MND, SCEA, Exemption/No Project) made by a decisionmaker other than the City Council; all available appeals on the entitlement approval(s) have been taken; and the Determination on the entitlement(s) is final and not further appealable.

WHO CAN FILE AN APPEAL

An applicant or any other person aggrieved by the Decision Maker’s decision may file an appeal.

HOW TO FILE AN APPEAL

An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment. Appeals may be filed either online or in person as referenced below:

Forms are available online at http://planning.lacity.gov/development-services/forms.

ONLINE APPEAL FILINGS THROUGH ONLINE APPLICATION SYSTEM (OAS)

QR Code to Online Appeal Filing

Online Application System (OAS):

The OAS (https://planning.lacity.gov/oas) allows entitlement appeals to be submitted entirely online. Appeal fees may be paid for by credit card or e-check.

IN PERSON APPEAL FILINGS

QR Code to Forms for In-Person Appeal Filing

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check.

a. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications;
b. Alternatively, appeal applications can be filed with staff at DSC public counters.

CITY PLANNING DEVELOPMENT SERVICES CENTERS – PUBLIC COUNTERS

Office	Address	Phone Number	Email
Metro DSC	201 N. Figueroa St., 4th Floor Los Angeles, CA 90012	(213) 482-7077	planning.figcounter@lacity.org
Van Nuys DSC	6262 Van Nuys Blvd Suite 251 Van Nuys, CA 91401	(818) 374-5050	planning.mbc2@lacity.org

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

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.

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

SCHEDULING CASE CONDITION CLEARANCE AND BUILDING PERMIT SIGN-OFFS

QR Code to BuildLA Appointment Portal for Condition Clearance

In order to clear conditions and/or obtain building permit sign-offs, you must make an appointment with the Department of City Planning's Development Services Center (DSC). You may schedule a Case Condition Clearance Appointment with the DSC at appointments.lacity.org after the effective date of the determination.

See instructions on how to prepare for your appointment at planning.lacity.gov/project-review/case-filings

Attachments: Conditions of Approval, Findings

cc: Phyllis Nathanson, Principal City Planner
Jojo Pewsawang, Senior City Planner
Dang Nguyen, City Planner
Joshua Ordonez, Planning Assistant

CONDITIONS OF APPROVAL

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, labeled Exhibit "A", dated December 12, 2023, and attached to the subject case file. No change to the plans shall be made without prior review by the Department of City Planning, Valley Project Planning Bureau, 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 Municipal Code, the project conditions, or the project permit authorization.

2. **Residential Density**. The project shall be limited to a maximum density of 93 residential dwelling units, including On-Site Restricted Affordable Units.

3. **On-site Restricted Affordable Units.** 19 units shall be reserved for affordable households, consisting of 12 units for Low Income Households and seven units for Very Low-Income Households, as defined by the California Government Code Section 65915 and by the Los Angeles Housing Department (LAHD). In the event the SB 8 Replacement Unit condition requires additional affordable units or more restrictive affordability levels, the most restrictive requirements shall prevail.

4. **Changes in On-Site Restricted Units**. Deviations that increase the number of On-Site Restricted Units or that change the composition of units or parking numbers shall be consistent with AB 2334 and LAMC Chapter 1, Section 12.22 A.25.

5. **Housing Requirements**. Prior to the issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department (LAHD) to make 19 units available to affordable households (12 Low Income and seven Very Low Income), which is equal to 20 percent of the project's total proposed units, for sale or rental, as determined to be affordable to such households by LAHD for a period of 55 years. In the event the applicant reduces the proposed density, the number of required reserved on-site Restricted Units (19 units) may not be adjusted. A new entitlement will be required to adjust the number of required reserved on-site Restricted Units. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The applicant shall submit a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the LAHD.

   Unless otherwise required by state or federal law, the project shall provide an on-site building manager's unit, which the owner shall designate in the covenant. The Owner may not use an affordable restricted unit for the manager's unit.

6. **Use.** The project is approved for a multi-family residential use including a 106,272 square foot Housing Development Project totaling 93 dwelling units, including 74 market rate units, seven units for Very Low-Income Household occupancy, 12 units for Low Income Household occupancy.

7. **Floor Area (Off-Menu Incentive)**. The project shall be limited to a maximum floor area of 106,272 square feet and an increased Floor Area Ratio (FAR) of 2.025:1.

8. **Height C2 Zone (Waiver).** The project is approved for a maximum height of 48 feet and 6 inches, as shown on the project plans, Exhibit "A", attached to the subject case file.

9. **Transitional Height R1P Zone (Waiver).** The project is approved for a maximum building height of up to 48 feet and 6 inches within the transitional height zone, as shown on the project plans, Exhibit "A". This is permitted in lieu of the transitional height requirements of LAMC Chapter 1, Section 12.21.1 A.10. Any structures on the roof, such as air conditioning units and other equipment, shall be fully screened from view of any abutting properties and the public right-of-way.

10. **Front Yard Setback.** The project shall provide a front yard setback of 0 feet along the C2-Zoned portion of the site (Glenoaks Boulevard). For the R1P-Zoned portion along De Garmo Avenue, the project is subject to a prevailing front yard setback of 21 feet and 5 inches, with a proposed building setback of 43 feet and 3 inches.

11. **Side Yard Setback (Off-Menu Incentive).** The project shall provide a reduced side yard setback of 4 feet in lieu of the otherwise required 7 feet. This reduction is granted as an off-menu Density Bonus incentive.

12. **Side Yard Plane Break (Waiver).** The building shall be constructed without the side yard plane break otherwise required by LAMC Chapter 1, Section 12.08 C.2(a).

13. **Rear Yard Setback.** As the project site is designated as a through-lot, standard rear yard setback requirements are not applicable.

14. **Open Space.** The project shall provide a minimum of 25,967 square feet of open space as shown in Exhibit A.

15. **Mechanical and Rooftop Equipment Screening.** No mechanical or rooftop equipment shall be visible from Glenoaks Boulevard, Wheatland Avenue, or De Garmo Avenue, and shall be screened behind architectural elements as outlined in the Community Plan's Urban Design guidelines.

16. **Lighting.** All outdoor lighting shall be directed, aimed, and shielded downward onto the site to prevent light trespass onto adjacent properties. A comprehensive lighting plan shall be submitted to, and approved by, the Department of City Planning prior to the submittal of building permit plans to the Department of Building and Safety.

17. **Parking.**

    a. **Automobile Parking for Residential Uses.** The project shall provide minimum of 127 automobile parking spaces for residential uses (64 standard and 63 compact) per LAMC Chapter 1, Section 12.22 A.25(d)(1) Parking Option 1.

    b. **Adjustment of Parking.** In the event that the number of Restricted Affordable Units should increase, or the composition of such units should change (i.e., the number of bedrooms, or the number of units made available to Senior Citizens and/or Disabled Persons), or the applicant selects another Parking Option (including Bicycle Parking Ordinance) and no other Condition of Approval or incentive is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be re-calculated by the Department of Building and Safety based upon the ratios set forth above.

c. **Bicycle Parking.** The project shall provide a minimum of 7 short-term bicycle parking spaces and 72 long-term bicycle parking spaces, in compliance with LAMC Chapter 1, Section 12.21 A.16

d. **Electric Vehicle Parking.** All electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Sections 99.04.106 and 99.05.106 of Article 9, Chapter IX of the LAMC, to the satisfaction of the Department of Building and Safety. The project shall include at least 20 percent of the total automobile parking spaces developed on the project site 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.

In addition, five percent of the total automobile parking spaces developed on the project site, and all parking spaces in excess of code required for the use, shall 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 five 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.

18. **Streetscape Improvement.**

a. **Street Trees.** The project shall install street trees and tree wells along the public right-of-way as required by the Urban Forestry Division.

b. The trees are to be planted according to the Los Angeles Department of Public Works Standard for Street Tree Planting; actual tree species, placement, and spacing along Glenoaks Boulevard, Wheatland Avenue, and De Garmo Avenue shall be determined by the Bureau of Street Services and its Urban Forestry Division.

c. **Street Fixtures, Furniture and Equipment.** Any improvements in the public right-of-way are to use materials, finishes, and street furniture as determined by the Bureau of Street Lighting and Bureau of Street Services, in compliance with the streetscape design standards of the Sun Valley - La Tuna Canyon Community Plan.

19. **Modifications.** Any modifications, change of use, or increase in floor area of the property shall be cause for separate discretionary review pursuant to the applicable sections of the LAMC (including Section 16.05 for Site Plan Review and Section 12.22 A.25 for Density Bonus) and other applicable statutory requirements. The project site is not located within a Specific Plan Area.

20. **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.

21. **Solar Power.** The project shall provide Photovoltaic Collectors for a Solar Hot Water System or photovoltaic provisions as required to comply with the 2019 California Energy Code for Solar Ready Buildings (Section 110.10) to be maintained for the life of the project.

22. **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.

23. **Stormwater/irrigation.** The project shall implement on-site stormwater infiltration as feasible based on the site soils conditions, the geotechnical recommendations, and the City of Los Angeles Department of Building and Safety Guidelines for Storm Water Infiltration. If on-site infiltration is deemed infeasible, the project shall analyze the potential for stormwater capture and reuse for irrigation purposes based on the City Low Impact Development (LID) guidelines.

24. **Utility Connections.** New utility connections shall be undergrounded to the maximum extent feasible.

Administrative Conditions of Approval

25. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff “Final Plans”. A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.

26. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet and shall include any modifications or notations required herein.

27. **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.

28. **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.

29. **Department of Building and Safety**. The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

30. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.

31. **Expiration**. In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.

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

Applicant shall do all of the following:

a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages and/or settlement costs.

c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than 50,000. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).

d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the applicant from responsibility to reimburse the City pursuant to the requirement (b).

e. If the City determines it necessary to protect the City's interests, 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, commission, 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.

Indemnification. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

FINDINGS

DENSITY BONUS / AFFORDABLE HOUSING INCENTIVES PROGRAM FINDINGS

Housing Replacement

In accordance with California Government Code Sections 65915 and 65915.5, pursuant to AB 2222 (2014), applicants of Density Bonus Projects filed after January 1, 2015, must demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application of a Density Bonus Project, or have been vacated or demolished in the five-year period preceding the application of the project. This applies to all pre-existing units that have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of Low or Very Low income; subject to any other form of rent or price control; or occupied by Low or Very Low Income Households.

Pursuant to a Replacement Unit Determination letter dated September 28, 2020, issued by the Los Angeles Housing and Community Investment Department (HCIDLA, now known as the Los Angeles Housing Department), the site contained a parking lot, a single-family dwelling, and commercial properties over the past five years. HCIDLA determined that the proposed housing development does not require the removal of housing that is prohibited from being demolished. Because the provisions of SB 330 do not apply to single-family dwellings on a single lot, commercial properties, or vacant lots, HCIDLA concluded that no SB 330 replacement affordable units are required. HCIDLA also confirmed that this determination applies to the proposed Density Bonus Project. Thus, the project is in compliance with the housing replacement provisions.

LAMC Criteria

Pursuant to Chapter 1, Section 12.22 A.25(g) of the LAMC and Government Code Section 65915, the Commission shall approve the Commission shall approve a Density Bonus and requested incentive(s) unless the Commission finds that:

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

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

LAMC Chapter 1, Section 12.22 A.25 establishes that a Housing Development Project may qualify for one, two, or three incentives based on the percentage of units set aside for Very Low Income, Low Income, or Moderate-Income Households. The 54,514.4 square-foot lot area of the property allows for a maximum base density of 135 dwelling units. The project is proposing 93 units and is providing 19 units for affordable households (12 Low Income and seven Very Low Income), which equates to 20 percent of the project's total proposed units. This qualifies the project to utilize off-menu incentives and waivers provided by AB 2345 (2020). The project includes three off-menu incentives for increased

Floor Area Ratio (FAR), increased Height in the R1P Zone, and decreased Side Yard setbacks. It also includes three requests for waivers of development standards for Transitional Height, Side Yard Plane Break, and Height in the C2 Zone.

Off-Menu Incentives

FAR. The requested incentive, an increase in FAR to 2.025:1 in lieu of 1.5:1, permits exceptions to zoning requirements that result in building design or construction efficiencies that provide for affordable housing costs. This additional floor area is physically necessary to construct the overall space dedicated to residential uses and accommodate the total 93 dwelling units. By expanding the allowable building footprint and volume across the five currently vacant lots, the project can comfortably integrate the necessary market-rate units alongside the required residential amenities and open space, which in turn supports the applicant's decision to reserve 20 percent of the units (19 total) as affordable housing, specifically broken down into 12 units for Low-Income Households and seven units for Very Low-Income Households.

Height (R1P Zone). The requested incentive, an increase in height to 48 feet and 6 inches where 28 feet is otherwise allowed in the R1P Zone, permits exceptions to zoning requirements that result in building design or construction efficiencies that provide for affordable housing costs. The requested incentive allows the developer to expand the building envelope so the additional units can be constructed, and the overall space (dedicated to residential uses) is increased. These incentives support the applicant's decision to provide 19 affordable units for Low and Very Low-Income Households.

Side Yard Setback. The requested incentive, a reduced side yard setback of 4 feet in lieu of the required 7 feet, permits exceptions to zoning requirements that result in building design or construction efficiencies that lower the cost of providing affordable housing. The requested incentive allows the developer to maximize the buildable area of the site to hold the necessary residential units, and the costs associated with constructing housing units are decreased. These incentives support the applicant's decision to provide 19 affordable units for Low and Very Low-Income Households.

b. The Incentive(s) will have a specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources and for which there are no feasible methods to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to Very Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety (Gov. Code 65915(d)(1)(B) and 65589.5(d)).

There is no substantial evidence in the record that the proposed off-menu incentives will have a specific adverse impact. A “specific adverse impact” is defined as, “a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete” (LAMC Chapter 1, Section 12.22-A.25(b)). Based on the above there is no basis in the record to deny the requested incentives. As required by Section 12.22 A.25 (e)(2), the project meets the additional eligibility criterion that is required for Density Bonus Projects.

The facades of the proposed building which face Glenoaks Boulevard, Wheatland Avenue, and De Garmo Avenue will be articulated in multiple ways with varied textures and materials, creating a visually interesting elevation that invites interaction with the street.

The structure will also be oriented toward the street with entrances, windows, and architectural features on street-facing elevations as required. The project does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. Finally, according to ZIMAS, the project is not located in a Hillside Area or a Very High Fire Hazard Severity Zone. Therefore, there is no substantial evidence that the proposed project incentives will have a specific adverse impact on the physical environment, on public health, or safety.

c. The incentive(s) are contrary to state or federal law.

There is no substantial evidence in the record that the incentives are contrary to state or federal law.

Pursuant to Chapter 1, Section 12.22 A.25(g) of the LAMC and Government Code Section 65915, the Commission shall approve a Density Bonus and requested Waiver(s) of Development Standards unless the Commission finds that:

d. The Waiver(s) of Development Standards will have a specific adverse impact upon public health and safety or the physical environment, or any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to Very Low, Low, and Moderate Income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.

There is no substantial evidence in the record that the proposed waivers will have a specific adverse impact on public health and safety or the physical environment, or any real property that is listed in the California Register of Historical Resources. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Chapter 1, Section 12.22 A.25(b)). The project does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. Therefore, there is no substantial evidence that the proposed project, and thus the requested Waivers, will have a specific adverse impact on the physical environment, or on public health and safety. Based on the above, there is no basis to deny the requested Waivers.

e. The application of the development standards for which waivers or reductions are requested would not have the effect of physically precluding the construction of a development meeting the [affordable set-aside percentage] criteria of subdivision (b) at the densities or with the concessions or incentives permitted under [State Density Bonus Law]. (Government Code Section 65915(e)(1)).

A Density Bonus Project may request other “waiver[s] or reduction[s] of development standards that will have the effect of physically precluding the construction of a development meeting the [affordable set-aside percentage] criteria of subdivision (b) at the densities or with the concessions or incentives permitted under [State Density Bonus Law]” (Government Code Section 65915(e)(1)).

Waivers of Development Standards

Transitional Height (R1P Zone). The requested waiver, to allow a building height of 48 feet and 6 inches in lieu of the 33-foot transitional height limit allowed in the R1P Zone, permits exceptions to zoning requirements that result in building design or construction efficiencies that lower the cost of providing affordable housing. The requested waiver allows the developer to expand the building envelope so the additional units can be constructed, and the overall space (dedicated to residential uses) is increased. The strict application of the 33-foot building height would physically preclude the development of the project by restricting the vertical building envelope. Developing the 106,272 square feet of floor area and 93 units on a 54,514.4 square foot lot is physically impossible within a 33-foot envelope without severely compromising required ground-floor open space or parking. This waiver supports the applicant's decision to provide 12 affordable units for Low Income Households and seven Very Low Income Households for 55 years.

Side Yard Plane Break. The requested waiver, to omit the side yard plane break required pursuant to LAMC Chapter 1, Section 12.08 C2.A, permits exceptions to zoning requirements that result in building design or construction efficiencies that lower the cost of providing affordable housing. The requested waiver allows the developer to expand the building envelope so additional units can be constructed, and the overall space (dedicated to residential uses) is increased. This waiver supports the applicant's decision to provide 19 affordable units for Low and Very Low Income Households for 55 years.

Height (C2 Zone). The requested waiver, to allow a building height of 48 feet and 6 inches where 45 feet is otherwise the maximum permitted height in the C2 Zone, permits exceptions to zoning requirements that result in building design or construction efficiencies that lower the cost of providing affordable housing. The requested waiver allows the developer to expand the building envelope vertically to accommodate the additional residential units, reducing the costs associated with constructing housing units. This waiver supports the applicant's decision to provide 19 affordable units for Low and Very Low Income Households for 55 years.

f. The waiver(s) or reductions of development standards are contrary to state or federal laws.

There is no evidence in the record that the proposed waiver is contrary to state or federal laws.

Site Plan Review Findings

1. The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan.

The project site is comprised of five vacant lots located at 8465 and 8479 North Glenoaks Boulevard, and 8400 and 8424 North Wheatland Avenue. The Sun Valley - La Tuna Canyon Community Plan designates the site for Neighborhood Office Commercial land uses. The property has underlying zoning of C2-1VL-CUGU, R1P-1VL-CUGU, and P-1VL-CUGU. The property is not located within a specific plan area. The Sun Valley - La Tuna Canyon Community Plan contains the following objectives:

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

The project is consistent with the objectives of the Community Plan in that it utilizes vacant land for a new 93-unit multi-family residential apartment building. The proposed residential use will help serve the surrounding neighborhood by providing 74 market-rate units and 19 affordable housing units. The residential development will create a pedestrian-friendly environment by orienting building entrances to the street and providing direct pedestrian paths of travel from the sidewalk. The project will improve the public right-of-way by providing a 5-foot street dedication along Glenoaks Boulevard and will install street trees and tree wells as required by the Urban Forestry Division. The project will provide 10,371 square feet of total landscaping, which includes providing a landscaped buffer and enhancing both the ground and roof floors. As proposed, the project will be in substantial conformance with the provisions of the General Plan and the Sun Valley - La Tuna Canyon Community Plan.

2. 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 neighboring properties.

Compatibility with Existing and Future Development

The proposed structure is consistent with the visual character of the area. Surrounding uses include single-family and multi-family residences, as well as commercial storefronts, auto body shops, and an apartment house. Adjoining and abutting properties feature zoning designations such as R1-1-CUGU, C2-1VL-CUGU, and R3-1-CUGU. While the four-story residential building is taller than some of the existing surrounding buildings, it includes extensive architectural articulation, combining materials such as stucco, natural-looking wood siding, metal and glass railings, and varied color palettes to minimize the appearance of bulk and massing. As such, the new structure will be similar in scale and compatible with existing buildings in the surrounding area.

Arrangement of Buildings (Height, Bulk, Setbacks)

Height
The underlying zones allow for maximum building heights of 45 feet in the C2 and P Zones, and 28 feet to 33 feet in the R1P Zone. Through Density Bonus off-menu incentives and waivers, the applicant has requested to allow a uniform building height of 48 feet and 6 inches across the project site. A building height of 48 feet and 6 inches is proposed for the four-story building.

Bulk
The project site is comprised of five vacant lots with a total lot area of 54,514.4 square feet. The project proposes 106,272 square feet of residential floor area. Through a Density Bonus off-menu incentive, the project is permitted an increased Floor Area Ratio (FAR) of 2.025:1. Therefore, the proposed project complies with the floor area requirements as modified by the density bonus incentives and will be compatible with the scale of development in the area.

Setbacks
The project provides a 0-foot front yard setback along the C2-Zoned portion on Glenoaks Boulevard, and a 43-foot, 3-inch front yard setback on the R1P-Zoned portion along De Garmo Avenue. Through a Density Bonus off-menu incentive, the project provides a

reduced side yard setback of 4 feet in lieu of the otherwise required 7 feet. Because the site is designated as a through-lot, rear yard setbacks are not applicable.

The location of the building has been designed to be compatible with adjacent uses. While the four-story proposed building is taller than some existing buildings to the north and south, it is compatible with the adjacent uses as it incorporates significant architectural articulation, balconies, and landscaping to minimize the appearance of bulk and massing. Therefore, the proposed height, bulk, and setbacks of the development are compliant with the requested Density Bonus provisions.

Parking, Loading Areas, Trash Collection

The project will include a total of 127 automobile parking spaces located within an underground parking garage. The project will also provide 79 bicycle parking spaces, consisting of 72 long-term spaces and seven short-term spaces. The project will include on-site trash collection for both refuse and recyclable materials, with trash enclosures integrated into the ground floor level to effectively screen these areas.

Landscaping

Currently the site does not have any trees or landscaping as it is vacant land. The proposed project will provide 10,371 square feet of total landscaping, consisting of 4,471 square feet of ground floor landscape area and 5,900 square feet of roof floor landscape area. The planting plan includes drought-tolerant trees, shrubs, and ground covers. New street trees will be planted along the public right-of-way as required by the Urban Forestry Division.

Lighting

The proposed project's lighting scheme will be compatible with surrounding development. The project has been conditioned so that exterior lighting is directed onto the project site and flood lighting is located so as not to impact any surrounding residential uses.

The project has been conditioned, herein, to ensure that the proposed arrangement of buildings, off-street parking facilities, and other such pertinent improvements will be compatible with existing and future development on neighboring properties.

3. That any residential project provides recreational and service amenities in order to improve habitability for the residents and minimize impacts on neighboring properties.

The proposed project involves the development of a 93-unit multi-family apartment building. The proposed project provides 25,967 square feet of total open space, which exceeds the required minimum of 11,275 square feet of open space. To improve habitability for the residents, the project incorporates extensive recreational and service amenities, including flex turf surface areas for outdoor games, enlarged playground spaces, small tennis tables, and shade sails on the rooftop to allow residents to comfortably enjoy the outdoors. The project also features 10,371 square feet of total landscaping to enhance both the ground floor and the roof level.

CEQA Findings

4. Pursuant to State CEQA Guidelines and City Guidelines and based on the whole of the administrative record, a project qualifies for a Statutory Exemption if it is developed as a Housing Development Project as defined as § 65905.5(b) of the California Government Code (Govt. Code) and meets eligibility criteria and procedural requirements in PRC § 21080.66 (including as terms are defined in that section). The proposed 93-unit development satisfies all locational, density, and environmental criteria required for an urban infill Housing Development Project under PRC Section 21080.66. As such the project has been granted a Statutory Exemption under ENV-2020-1686-SE and has been found to be exempt from CEQA pursuant to Public Resources Code Section 21080.66 and no subsequent EIR, negative declaration, mitigated negative declaration, categorical exemption, or addendum is required for approval of the project.

5. **Flood Insurance.** The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 186,952, have been reviewed and it has been determined that this project is located outside the Flood Zone.