


TRANSMITTAL

TO	The Council	DATE	MAR 03 2006	
FROM	Mayor	COUNCIL DISTRICT	CD 7	<input checked="" type="checkbox"/>

General Plan Amendment
for property at 13160 N. Dronfield Avenue
(Sylmar Community Plan, North Valley Geographic Area)
CPC No. 2005-6778-GPA

I herewith approve the above-entitled General Plan Amendment and transmit this matter for your approval.


ANTONIO R. VILLARAIGOSA
Mayor

2/1/06

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

CITY PLANNING COMMISSION

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COMMISSION EXECUTIVE ASSISTANT
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

EXECUTIVE OFFICES

MARK WINOGROND
INTERIM DIRECTOR
(213) 978-1271

GORDON B. HAMILTON
DEPUTY DIRECTOR
(213) 978-1272

ROBERT H. SUTTON
DEPUTY DIRECTOR
(213) 978-1274

FAX: (213) 978-1275

INFORMATION
(213) 978-1270
www.lacity.org/PLN

Date: FEB 01 2006

City Plan Case No. CPC 2005-6778-GPA
Council District No. 7

Honorable Antonio R. Villaraigosa, Mayor
City of Los Angeles
200 N. Spring Street, Room 305
Los Angeles, CA 90012

Dear Mayor Villaraigosa:

A PROPOSED GENERAL PLAN AMENDMENT FOR PROPERTY LOCATED AT 13160 N. DRONFIELD AVENUE WITHIN THE SYLMAR COMMUNITY PLAN, NORTH VALLEY GEOGRAPHIC AREA

Pursuant to the provisions of Section 558 of the City Charter, transmitted herewith is the December 15, 2005, action of the City Planning Commission approving a proposed General Plan Amendment to the Sylmar Community Plan from the Low Medium II Residential Density and Open Space land use designations to the Medium Residential Density land use designation. The General Plan amendment will facilitate a correction to the Sylmar Community Plan.

The proposed General Plan Amendment is submitted to you for your recommendation, which is to be forwarded to the City Council as specified by Section 11.5.6 of the Los Angeles Municipal Code.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation will conform with the City's General Plan, will be compatible with adjacent land uses, and is appropriate for the site.

Your action is requested on the proposed plan amendment as specified by Section 11.5.6 of the Los Angeles Municipal Code.



THE CITY PLANNING DEPARTMENT RECOMMENDS

That the Mayor:

1. **Concur** in the attached Action of the City Planning Commission relative to its approval of the proposed General Plan Amendment for the subject property; and
2. **Recommend** that the City Council adopt the attached Findings of the City Planning Commission relative to the General Plan Amendment ; and
3. **Recommend** that the City Council Adopt by Resolution, the General Plan Amendment, as shown in the attached exhibit; and
4. **Recommend** that the City Council direct staff to revise the Community Plan in accordance with this action.

Sincerely,

MARK WINOGROND
Interim Director of Planning



ROBERT H. SUTTON
Deputy Director

Attachments:

1. City Plan Case File
2. Resolution
3. Plan Map
4. City Council Package
5. Mayor's Transmittal Form



Los Angeles City Planning Commission

200 North Spring Street, Room 532, City Hall, Los Angeles, CA 90012

www.cityofla.org/PLN/index.htm

Determination Mailing Date: FEB 01 2006

CITY COUNCIL
Room 395, City Hall

CASE NO. CPC 2005-6778-GPA

Applicant: Initiated by the Director of Planning

Location: 13160 N. Dronfield Avenue
Council District: No. 7
Plan Area: Sylmar Community Plan
Request(s): General Plan Amendment

At its meeting on December 15, 2005, the following action was taken by the City Planning Commission :

- 1. Approved and recommended the City Council approve** a General Plan Amendment to the Sylmar Community Plan from Low Medium II density Residential and Open Space to Medium density Residential, for the proposed development of a 48 unit apartment building which will be in addition to a 48 unit apartment building currently under construction.
- 2. Adopted** ENV 2005-0071 MND.
- 3. 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: Kay
Seconded: Kezios
Ayes: Freer, Hughes, Roschen, Usher, Woo
Absent: Cardoso, Irlando

Vote: 7-0



Gabrielle Williams, Commission Executive Assistant II
City Planning Commission

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

Attachments: Findings, Resolution, Map

FINDINGS

1. **General Plan Land Use Designation.** The subject property is located within the area covered by the Sylmar Community Plan, updated and adopted by the City Council on August 8, 1997. The proposed plan amendment, initiated by the Director of Planning, would designate the subject property as Medium Density Residential for the entire site. The corresponding zone within the Medium Density category is R3. The zone change recommendation per Case No. CPC 2005-0070-ZC-SPR IS CONSISTENT with the proposed land use designation and IS in substantial conformance with the purposes, intent and provisions of the General Plan.

2. **City Charter Section 556 and 558:** The recommended general plan amendment to Medium density residential complies with Charter Section 556 and 558 in that the recommended amendment completes the land use patterns and trends in the immediate area, and furthers the intent, purposes and objectives of the Sylmar Community Plan. The Sylmar Community Plan has been designed to accommodate the anticipated growth of the Community.

The subject property had been incorrectly zoned and planned due to confusion over the legal descriptions. This action will rectify the past zoning and plan land use history for the subject property to a density consistent with the Medium density residential land use designation.

3. **Environmental.** For the reasons set forth in Proposed (ENV 2005-0071 MND), the project will not have a significant effect on the environment.

4. The **Sewerage Facilities Element** of the General Plan will be affected by the recommended action. However, requirements for construction of sewer facilities to serve the subject project and complete the City sewer system for the health and safety of City inhabitants will assure compliance with the goals of this General Plan Element.

5. **Fish and Game.** The subject project, which is located in Los Angeles County, will not have an impact on fish or wildlife resources or habitat upon which fish and wildlife depend, as defined by California Fish and Game Code Section 711.2.

6. Based upon the above findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.

RESOLUTION

WHEREAS, the subject property is located within the area covered by the Sylmar Community Plan, which was adopted by the City Council on August 8, 1997 (Case No. CPC 93-0345 CPU); and

WHEREAS, the applicant requested a proposed General Plan Amendment within the Sylmar Community Plan from Low Medium II Residential and Open Space to Medium Residential land use designation; and

WHEREAS, the proposed project is for the construction of 96 multiple family dwelling units; and

WHEREAS, the City Planning Commission at its meeting of December 15, 2005, approved a General Plan Amendment from Low Medium II Residential and Open Space to Medium Residential; and

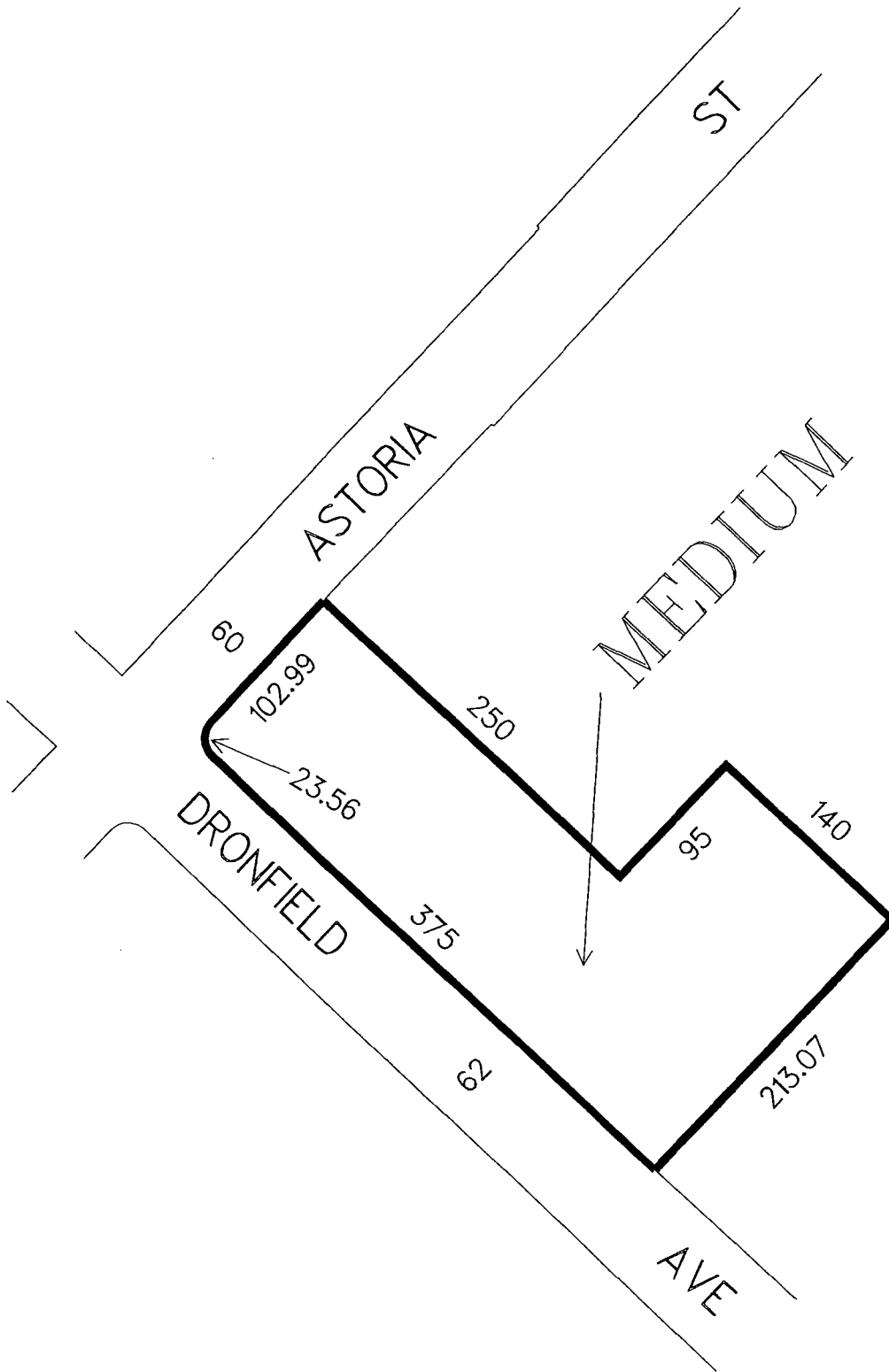
WHEREAS, pursuant to the provisions of the Los Angeles City Charter, the Mayor and City Planning Commission have transmitted their recommendations; and

WHEREAS, the recommended General Plan Amendment is consistent with the intent and purpose of the adopted Sylmar Community Plan to designate land uses in an orderly and unified manner; and

WHEREAS, approval of the Medium Residential land use designation will allow development of 96 multiple family dwellings on the site which will be consistent with the Plan and the zone; and

WHEREAS, the subject project has a Mitigated Negative Declaration No. ENV 2005-0071 MND, in accordance with the City's Guidelines for implementation of the California Environmental Quality Act (CEQA).

NOW, THEREFORE, BE IT RESOLVED that the Sylmar Community Plan shall be amended as shown on the attached General Plan Amendment Map.



NOT TO SCALE

C.M. 225 B 153	CPC 2005-6778 ZC GPA
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AE/ *lcob*

10/26/05

LOS ANGELES CITY PLANNING DEPARTMENT
RECOMMENDATION REPORT

CITY PLANNING COMMISSION

DATE: **December 15, 2005**
TIME: **after 8:30 a.m.**
PLACE: **Marvin Braude Building**
First Floor Conference Room
6262 Van Nuys Boulevard
Van Nuys CA.

CASE NO. CPC 2005-6778-GPA

General Plan Amendment
CEQA: ENV 2005-0071-MND
Location: 13160 N. Dronfield Avenue
Council District: 7
Neighborhood Council: Sylmar
Plan Area: Sylmar
Plan Land Use: Low Medium II Residential and
Open Space
Zone: RD1.5-1
District Map: 225 B 153
Expiration date: March 15, 2006

PUBLIC HEARING:

The public hearing will be held by the City
Planning Commission

REQUEST: Pursuant to the Section 11.5.6 of the Municipal Code, a General Plan Amendment to the Sylmar Community Plan from Low Medium II Density Residential and Open Space to Medium Density Residential.

The Medium Density Residential land use designation is initiated to achieve General Plan consistency with the (T)(Q)R3-1 zone, which the City Planning Commission recently recommended for adoption on the subject property, under Case No. CPC 2005-0070-ZC-SPR. The proposed use is a multiple family apartment complex containing 74 by-right units (in compliance with the R3 zone) plus 22 by-right density bonus units (30%), of which, a minimum, 4 units will be set-aside as affordable dwellings, for a total of 96 units.

PROJECT: Development of a new 48 unit apartment building which will be in addition to a 48 unit apartment building currently under construction, providing a total of 96 units. Of the 96 dwelling units, 22 units are density bonus units, of which 4 will be set aside as affordable units for eligible households. Each building will be 3 stories (approximately 42-feet high) with a combined total of 152 parking spaces on a 54,614.6 square foot lot with an adjoining 4,674.6 square foot lot that has an easement for the LA County Flood Control District.

APPLICANT: Initiated by the Director of Planning, City of Los Angeles

RECOMMENDATION:

1. **Approve** and **recommend** that the City Council adopt a **General Plan Amendment** from Low Medium II Density Residential and Open Space to Medium Density Residential for the subject property.
2. **Adopt** the attached Findings.
3. **Approve** and **recommend** that the City Council adopt ENV No. 2005-0071-MND.
4. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that any 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.

- 5. **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and / or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Mark Winogron
Interim Director of Planning



Daniel Scott, Principal City Planner



Robert Z. Dueñas, Senior City Planner



Franklin N. Quon, Hearing Officer
(818) 374-5036

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

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FINDINGS

1. **General Plan Land Use Designation.** The subject property is located within the area covered by the Sylmar Community Plan, updated and adopted by the City Council on August 8, 1997. The proposed plan amendment, initiated by the Director of Planning, would designate the subject property as Medium Density Residential for the entire site. The corresponding zone within the Medium Density category is R3. The zone change recommendation per Case No. CPC 2005-0070-ZC-SPR IS CONSISTENT with the proposed land use designation and IS in substantial conformance with the purposes, intent and provisions of the General Plan.
2. **City Charter Section 556 and 558:** The recommended general plan amendment to Medium density residential complies with Charter Section 556 and 558 in that the recommended amendment completes the land use patterns and trends in the immediate area, and furthers the intent, purposes and objectives of the Sylmar Community Plan. The Sylmar Community Plan has been designed to accommodate the anticipated growth of the Community.

The subject property had been incorrectly zoned and planned due to confusion over the legal descriptions. This action will rectify the past zoning and plan land use history for the subject property to a density consistent with the Medium density residential land use designation.
3. **Environmental.** For the reasons set forth in Proposed (ENV 2005-0071 MND), the project will not have a significant effect on the environment.
4. The **Sewerage Facilities Element** of the General Plan will be affected by the recommended action. However, requirements for construction of sewer facilities to serve the subject project and complete the City sewer system for the health and safety of City inhabitants will assure compliance with the goals of this General Plan Element.
5. **Fish and Game.** The subject project, which is located in Los Angeles County, will not have an impact on fish or wildlife resources or habitat upon which fish and wildlife depend, as defined by California Fish and Game Code Section 711.2.
6. Based upon the above findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.

STAFF REPORT

Subject Property

Existing Land Use: The westerly portion of the subject property is vacant, while the easterly portion is under construction with a 48 unit apartment building.

Plan Land Use: The site is designated Low Medium II Residential.

Site Net Area: 54,614 square feet, plus an adjoining 4,674 square foot easement.

Surrounding Land Use and Zoning

Northeast: Abutting the site is a retirement home designated Medium Residential and zoned R3-1.

Northwest: Across Astoria Street is a flood control channel and a multiple family residential project under construction, with OS-1XL and (T)(Q)RD1.5-1 zones, having Open Space and Medium Density plan designations, respectively.

West: Across Astoria Street and Dronfield Avenue is a site designated as Very Low I Residential, zoned RA-1 and built with a single family dwelling.

Southwest: Across Dronfield Avenue is a site designated as Public Facilities, zoned PF-1VL, and developed with a public high school.

Southeast: Adjacent to the site is a condominium development designated Medium Residential and zoned R3-1.

Street Classification:

Astoria Street: Classified as a Collector Street, dedicated 60 feet in width and improved with curbs and gutters.

Dronfield Avenue: Classified as a Collector Street, dedicated 60 feet in width and improved with curbs and gutters.

Related cases:

CPC 2005-0070-ZC-SPR: Zone Change and Site Plan Review request from RD1.5-1 to the (T)(Q)R3-1 Zone for 2 apartment buildings with a total of 96 dwelling units on the subject property. Approved by the City Planning Commission on September 22, 2005. Planning Land Use Management Committee review and City Council action pending.

CPC 1990-0345-CPR: Community Plan Revision for the Sylmar Community Plan Area changing the zone of the subject property from R3-1 to RD1.5-1. Ordinance No. 175,700, Subarea No. 73 became effective on January 19, 2004.

CPC 1986-282-GPC: General Plan Consistency Program for Sylmar Community Plan Area changing the zone of the subject property from R4-1 to R3-1. Ordinance No. 162,936, Subarea 410 became effective on December 22, 1987.

REPORTS RECEIVED

No reports have been received from other agencies or departments prior to the completion of report

COMMUNICATIONS AND HEARING OFFICER COMMENTS

Communications Received

No letters were received prior to the preparation of the Hearing Officer's recommendation report.

Hearing Officer Comments

The public hearing will be held by the City Planning Commission to consider the General Plan Amendment initiated by the Director of Planning. The project is a 48 unit apartment building to be constructed on a lot which has a 48 unit apartment building already under construction, for a total of 96 units, with 152 parking spaces. The building known as Dronfield I proposes 75 parking spaces and the building known as Dronfield II will provide 77 parking spaces. Both the proposed building and the building under construction are similar in scale. The height of the building is predominately 36 feet, with a decorative mansard roof element encompassing the buildings periphery that increases the height up to approximately 42 feet.

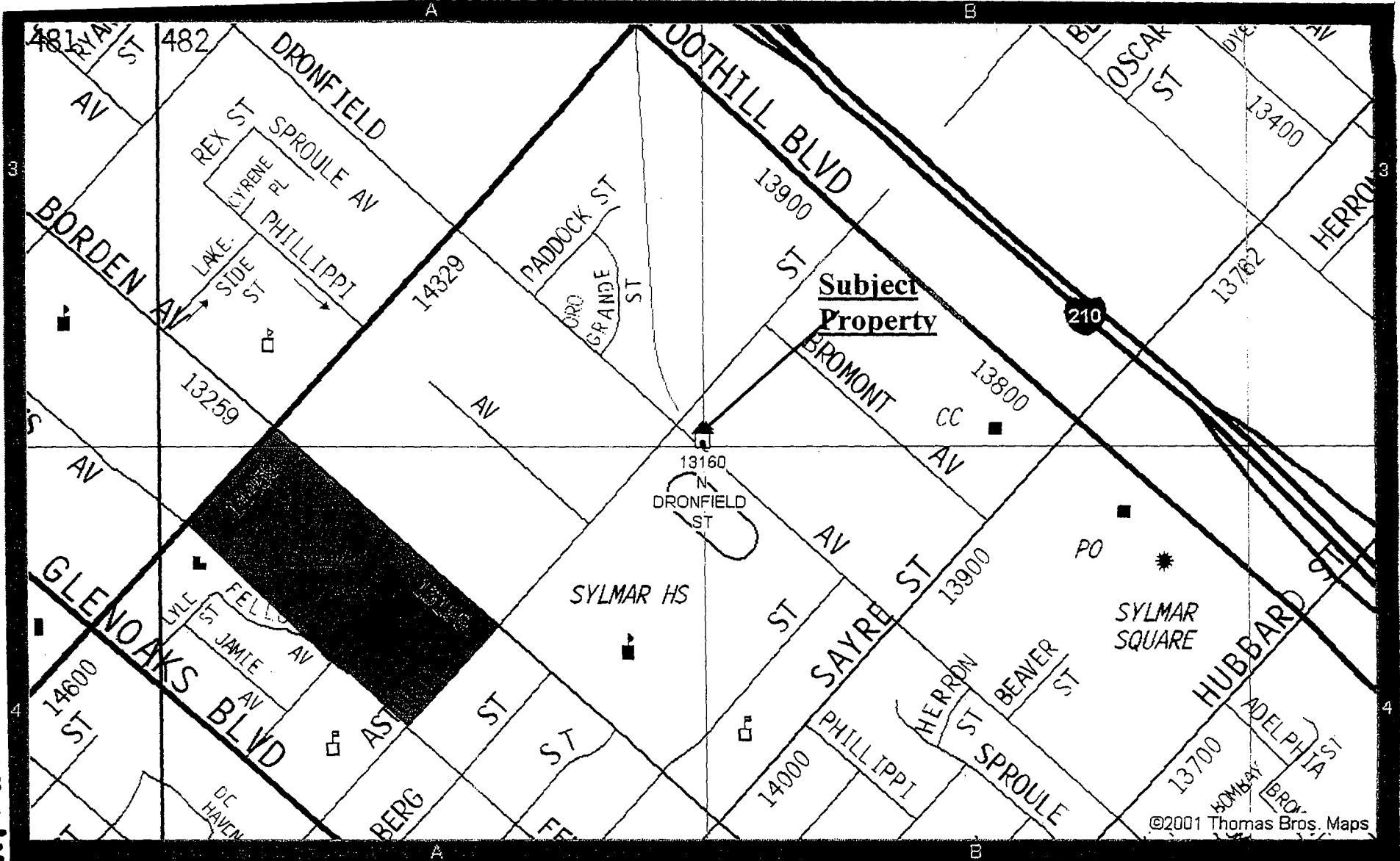
According to the property owner, the property was purchased having factual evidence that the existing zoning was R3-1. To that effect, it was his intent to develop the property to the maximum density permitted by the R3 Zone. During the purchase transaction, the zone was in the process of change. The Community Plan Revision program for the Sylmar Community caused a zone change on the subject property from R3-1 to RD1.5-1, effective on January 19, 2004. It was because of the change of ownership occurring simultaneously that the applicant was not notified of the recent rezoning. Official property ownership records had not been updated. Further, it was discovered that the down-zoning of this property had been performed in error by the City Planning Department due to confusion over legal descriptions. To rectify the circumstances, the City will perform a general plan amendment "clean-up" to return the property to the Medium Density Residential Plan designation. General Plan consistency can then be achieved with the subject zone change request.

At the writing of this report, a zone change application is currently being processed (CPC 2005-0070-ZC-SPR). The zone change request was approved by the City Planning Commission at its meeting of September 22, 2005 and has been forwarded to the City Council's Planning and Land Use Management Committee for its recommendation. The subject General Plan Amendment request is intended to "catch-up" to the Zone Change case for concurrent action by the City Council.

Analysis of the general plan land use and zone designation pattern within the property's vicinity shows that the zones are consistent with the plan designations. The area northwest of

Dronfield Avenue is designated Medium Density Residential, with the flood control channel designated as Open Space. The area south of Dronfield Avenue and Astoria Street is designated as Public Facilities. Therefore the established pattern of Medium Density Residential is continuous with the exception of the subject property which is designated Low Medium II. This particular pattern creates a spot plan situation and should be corrected. The proposed General Plan Amendment is appropriate for the site and its surrounding development.

EXHIBIT E-1

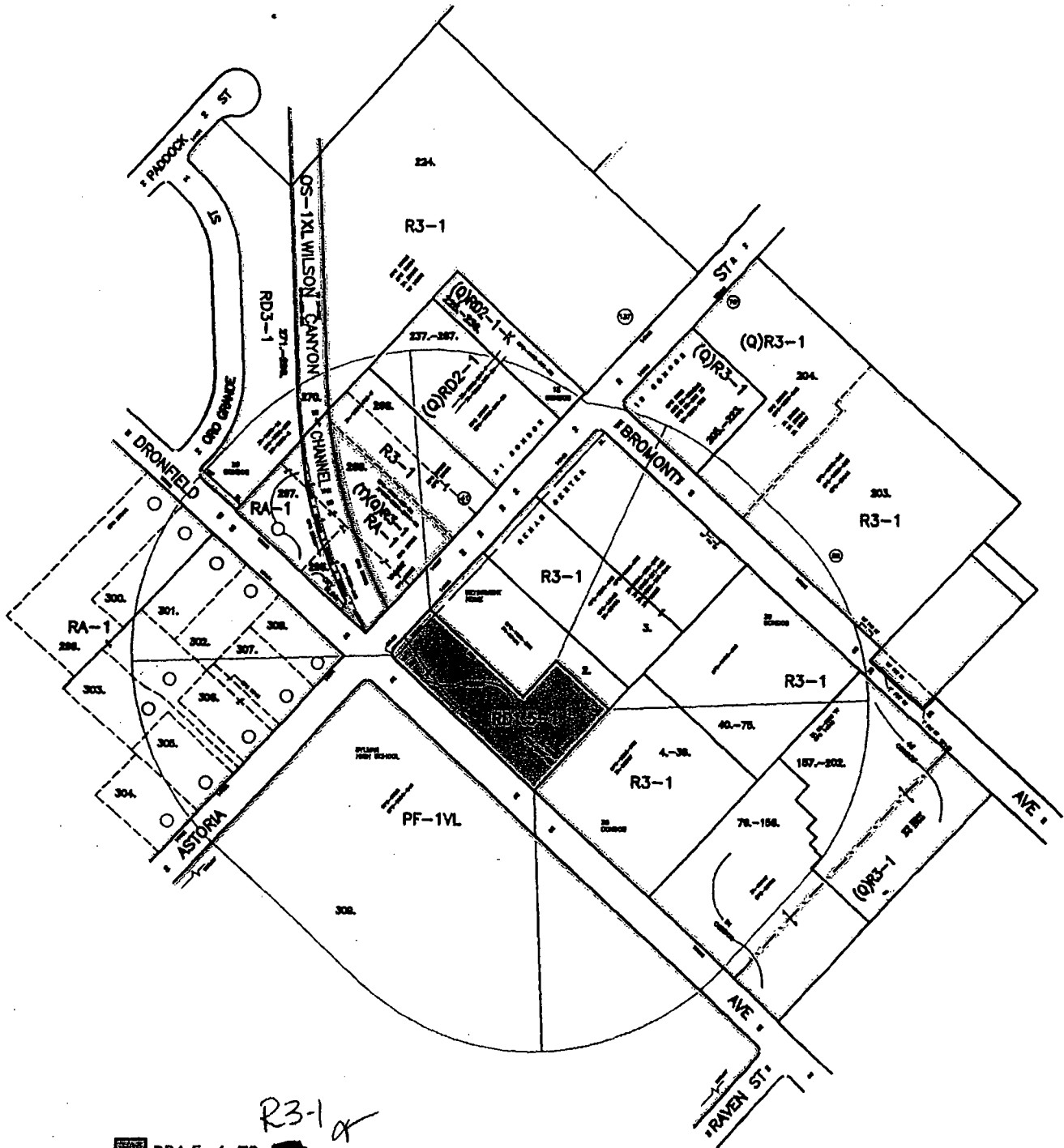


VICINITY MAP

13160 N DRONFIELD AVENUE
14078 W ASTRIA STREET
SYLMAR, CA 91342



JPL Zoning Services, Inc
6263 Van Nuys Boulevard
Van Nuys, CA 91401
JPL - 4356UPD



RD15-1 TO *R3-1*

LEGAL LOT 1, TRACT NO. 24786, M. S. 818-81/23

NEW T.B.
PAGE 482
GRID A3

C.D. 7 - PADILLA
C.T. 1084.04
P.A. SYMAR

ZONE CHANGE

CAD GRAPHICS BY
JPL Zoning Services, Inc.
6263 Van Nuys Blvd
Van Nuys, CA 91401
(818)781-0016

CASE NO:
DATE: 12-14-04
DRAWN BY: JPL ZONING SERVICES
D.M. OR CAD: 2228153, 2228153
SCALE: 1"=100'
USES: FIELD

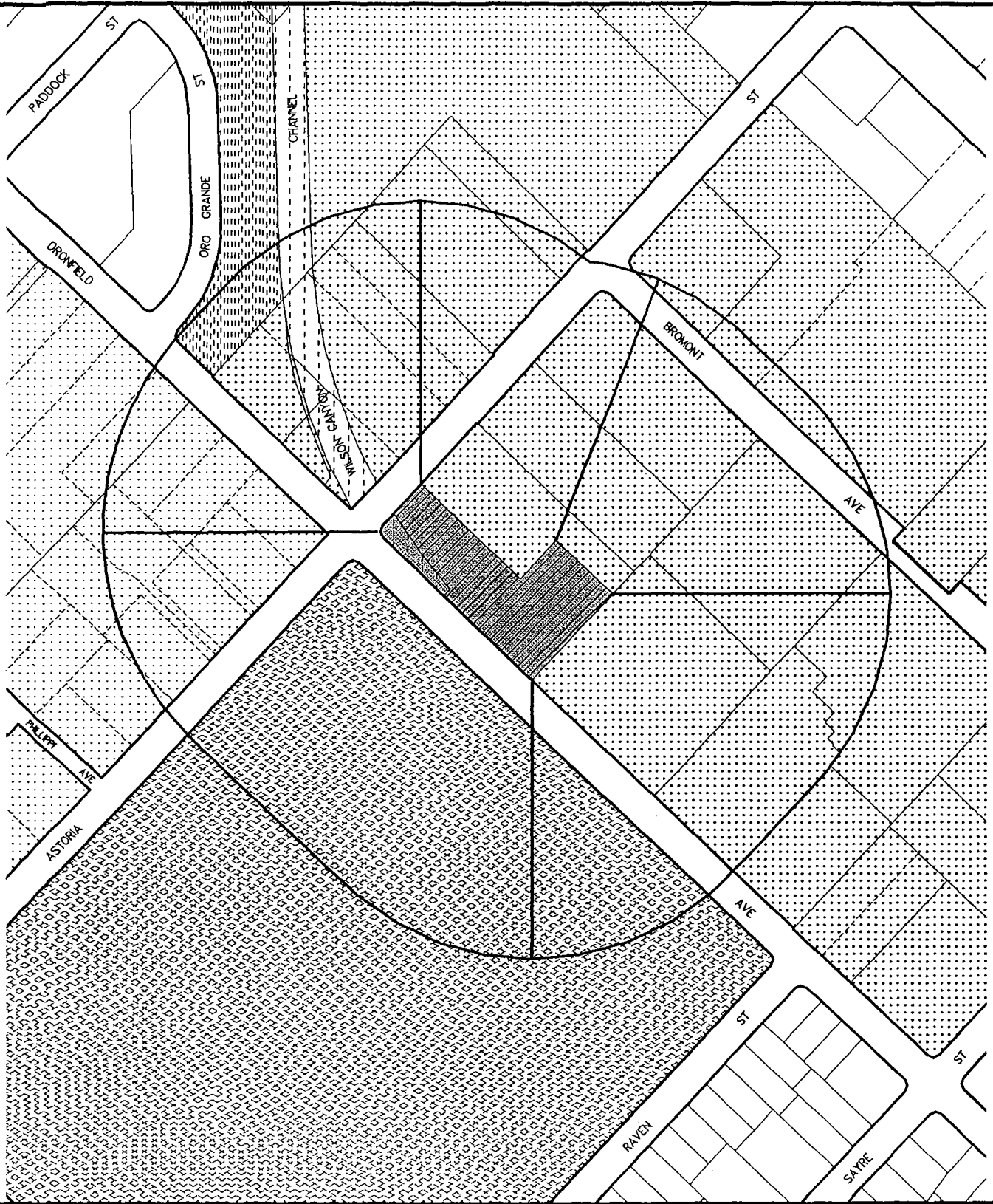
CONTACT PERSON: JODY WOOD
PHONE NO: 818-999-9979

NET ACRES
= 1.36± Acres

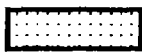





NORTH

JPL-4358RM

EXHIBIT E-2



EXISTING GENERAL PLAN

-  VERY LOW I
-  LOW MEDIUM I
-  LOW MEDIUM II
-  MEDIUM
-  PUBLIC FACILITIES
-  OPEN SPACE

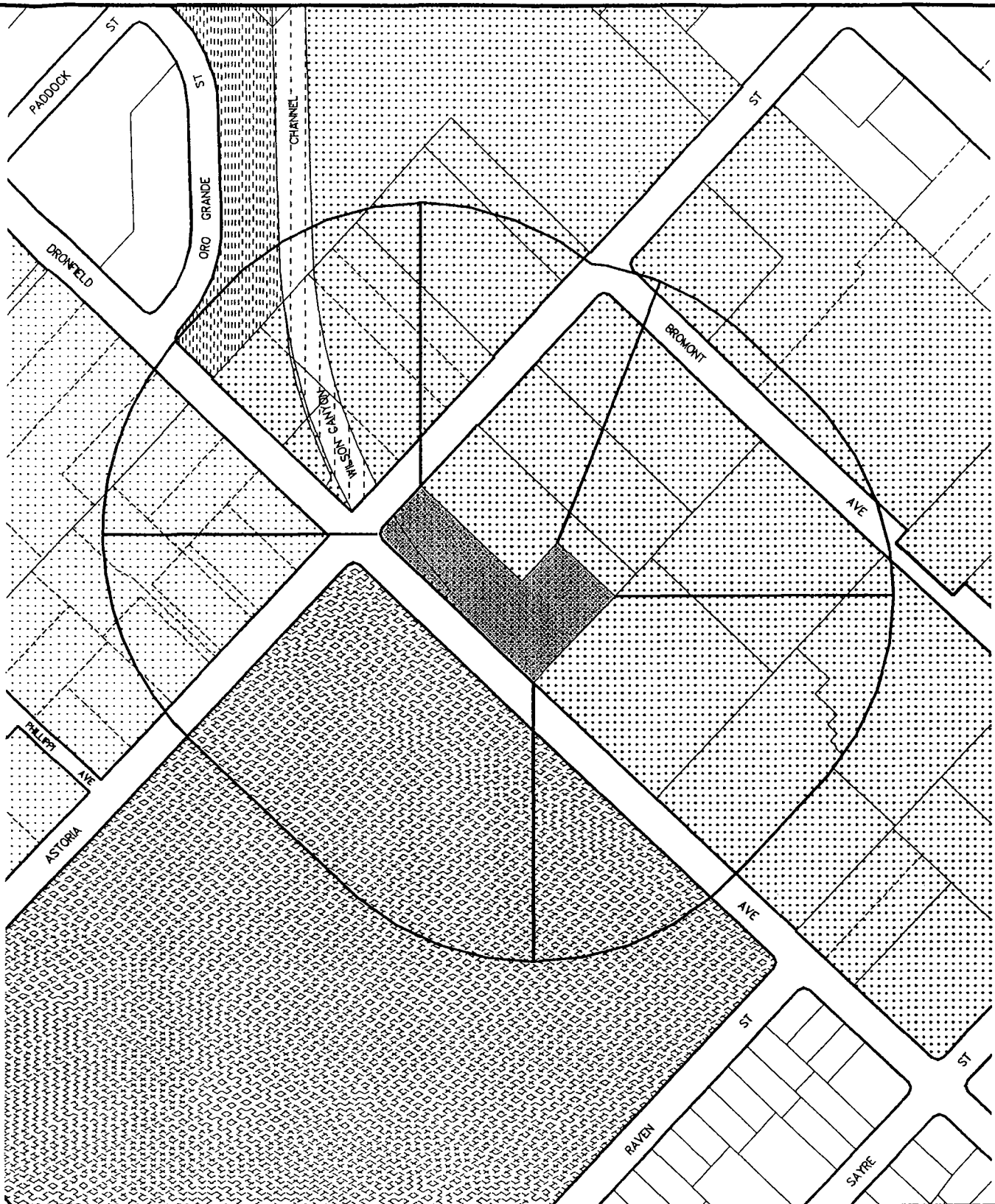
DATE: 07/18/03

EXHIBIT E-3


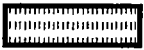


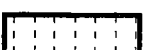
CASE NO: CPC 2005-6778 ZC GPA



NOT TO SCALE



PROPOSED GENERAL PLAN

-  VERY LOW I
-  LOW MEDIUM I
-  MEDIUM
-  PUBLIC FACILITIES
-  OPEN SPACE

DATE: 07/18/03

EXHIBIT E-4

CASE NO: CPC 2005-6778 ZC GPA



NOT TO SCALE

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**
(Article V- City CEQA Guidelines)

LEAD AGENCY LOS ANGELES CITY PLANNING DEPARTMENT	COUNCIL DISTRICT CD 7
PROJECT TITLE Zone Change per LAMC Section 12.32.	CASE # ENV 2005-71

PROJECT LOCATION
13160 N. Dronfield Avenue and 14076 W. Astoria Street at the southeast corner of Dronfield Avenue and Astoria Street.

PROJECT DESCRIPTION
The applicant requests a zone change from RD1.5-1 to R3-1 in order to construct a new 48 unit apartment building which will be in addition to a 48 unit apartment building currently under construction, providing for a total of 96 units. The project includes a total of 22 density bonus units of which 8 will be set aside as affordable housing units for eligible households. Each building will be 3 stories (35-feet high) with a combined total of 152 parking spaces, on a 54,614.6 square foot lot with an adjoining 4, 674.6 sq. ft. lot that has an easement for the LA Flood Control District. The City of Los Angeles will initiate and process a General Plan Amendment to the Sylmar Community Plan from Low Medium II Residential to Medium Residential over the subject property.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
Shawn Evenhaim
Village Homes Corporation
8211 Remmet Avenue
Canoga Park, CA 91304

FINDING:

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.

SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.

Any written comments received during the public review period are attached together with the responses of the Lead City Agency. The project decisionmaker may adopt this 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.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

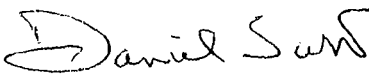
NAME OF PERSON PREPARING THIS FORM M. Susan Whisnant	TITLE Planning Associate	TELEPHONE NUMBER (818) 374-5044
ADDRESS Los Angeles Dept of City Planning 6262 Van Nuys Blvd., Suite 351 Van Nuys, CA 91401	SIGNATURE (Official) Daniel Scott, Senior City Planner 	DATE June 20, 2005

EXHIBIT E-5

MITIGATION MEASURES

Potential environmental impacts as identified in this Mitigated Negative Declaration, will be mitigated to a level of insignificance by the following measures (area of impact in boldface type):

AESTHETICS

1. **Aesthetics (Light onto Adjacent Properties)**
 - Outdoor lighting shall be designed and installed with shielding so that the light source shall not be directed to adjacent properties.

AIR QUALITY

2. **Air Pollution (Stationary Existing Ambient Air Pollution Effects Upon Future Occupants)**
 - The applicant shall install air filtration system(s) to reduce the diminished air quality effects on occupants of the project.(Plan Checker) **III b1.**
3. **Short-Term Air Pollution (Site Preparation/Construction Activities)**
 - 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 Rule 403.
 - The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.
 - All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
 - All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
 - 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.
 - General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.(City building site Inspector)**III c1.**
4. **Objectionable Odors (Trash Receptacles)**

The trash receptacle shall be relocated at least 50-feet away from the property line of adjacent residential properties, to the satisfaction of the Department of Building and Safety (Plan Checker).

GEOLOGY AND SOILS

- 5.. **Seismic (Impact the Safety of Future Occupants due to the Project's Location in an area of Potential Seismic Activity)**
- The design and construction of the project shall conform or exceed the City of Los Angeles Building Code seismic standards as approved by the Department of Building and Safety. (Plan Checker)VI a1.
6. **Erosion/Grading (Short-Term Construction Impacts)**
Grading
- Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), construct diversion dikes to channel runoff around the site. Line channels with grass or roughened pavement to reduce runoff velocity.
 - Incorporate appropriate erosion control and drainage devices to the satisfaction of the Building and Safety Department, Grading Division shall be incorporated, such as 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. These will shield and bind the soil.
 - Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting. VI b2.
7. **General Construction**
Construction sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.
- All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete; wood, and vegetation. Non recyclable materials/wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.
 - Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
 - Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.
 - Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.

- Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.
- Conduct all vehicle/equipment maintenance, repair, and washing away from storm drains. All major repairs are to be conducted off-site. Use drip pans or drop clothes to catch drips and spills.

HYDROLOGY AND WATER QUALITY

8. Stormwater Pollution Control

Environmental impacts may result from new developments or redevelopments. However, the potential impacts will be mitigated to a level of insignificance by incorporating stormwater pollution control measures. Ordinance No. 172,176 specifies Stormwater and Urban Runoff Pollution Control which requires the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. Applicants must incorporate stormwater pollution control measures into the design plans in accordance with the Development Best Management Practices Handbook, Part B: Planning Activities, Second Edition adopted by the Board of Public Works as authorized by Ordinance No. 173,494. A review and sign off is required prior to issuance of a grading and/or building permit by the Department of Building & Safety (obtain clearance letter from Watershed Protection Division, Bureau of Sanitation). **VIII B.**

9. Multi Family Dwelling

Compliance with all of the following measures where applicable:

- Project applicants are required to implement stormwater BMPs to retain or treat the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
- Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
- Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition.
- Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- Any connection to the sanitary sewer must have authorization from the

Bureau of Sanitation.

- Reduce impervious surface area by using permeable pavement materials where appropriate, including: pervious concrete/asphalt; unit pavers, i.e. turf block; and granular materials, i.e. crushed aggregates, cobbles.
- Install Roof runoff systems where site is suitable for installation. Runoff from rooftops is relatively clean, can provide groundwater recharge and reduce excess runoff into storm drains.
- Paint messages that prohibits the dumping of improper materials into the storm drain system adjacent to storm drain inlets. Prefabricated stencils can be obtained from the Dept. of Public Works, Watershed Protection Division.
- All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as "NO DUMPING - DRAINS TO OCEAN") and/or graphical icons to discourage illegal dumping.
- Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.
- Legibility of stencils and signs must be maintained.
- Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
- The storage area must be paved and sufficiently impervious to contain leaks and spills.
- The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.
- Design an efficient irrigation system to minimize runoff including: drip irrigation for shrubs to limit excessive spray; shutoff devices to prevent irrigation after significant precipitation; and flow reducers.
- Incorporate appropriate erosion control and drainage devices, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code. Protect outlets of culverts, conduits or channels from erosion by discharge velocities by installing rock outlet protection. Rock outlet protection is a physical device composed of rock, grouted riprap, or concrete rubble placed at the outlet of a pipe. Install sediment traps below the pipe-outlet. Inspect, repair and maintain the outlet protection after each significant rain.
- The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard

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Urban Stormwater Mitigation Plan and or per manufacturer's instructions. (obtain clearance letter from Watershed Protection Division, Bureau of Sanitation). VIII b2.

LAND USE AND PLANNING

10. **General Plan Designation/Zoning (Intensities and or Densities Exceed those Permitted by the Plan)**
- Compliance with mitigation measures required by this mitigated negative declaration (MND).

NOISE

11. **Increased Noise Levels (Parking Structure Ramps)**
- Concrete, not metal, shall be used for construction of parking ramps.
 - The interior ramps shall be textured to prevent tire squeal at turning areas.
 - Parking lots located adjacent to residential buildings shall have a (minimum 6', maximum 8' high) solid decorative wall (the finished side shall face adjacent properties) adjacent to the residential. XI a2.
12. **Increased Noise Levels**
- Prior to issuance of building permit, a landscape plan with automatic irrigation system prepared by a licensed Landscape Architect to be submitted and approved by the City Planning Department. (Decision Maker or Public Counter).
 - Prior to the issuance of a temporary or permanent Certificate of Occupancy, photographs of the installed landscape shall be provided to the decision-maker to confirm completion of landscape mitigation measures. XI a3.
13. **Short-Term Construction Noise**
- 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.
 - Construction 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.
 - 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.
- A sturdy, readable construction sign shall be placed on construction site, visible to the public.
- The sign shall include approved hours/days of construction and “hot line” pager/telephone number to responsible job captain/foreman. **XI d1.**

PUBLIC SERVICES

14.

Public Services (Fire)

- The following recommendations of the Fire Department shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department prior to the hearing of the decision-maker, 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 20-28 feet in width with appropriate drive thru and turn around capability as required by the Fire Dept.; 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. A secondary access is required in the event the internal circulation exceeds 700' in length. (Fire Department) **XIII a1.**

15.

Public Services (Fire - New Construction)

- The applicant shall submit building plans to the Fire Dept., Fire Prevention Bureau, for architectural review for existing systems, fire separations, emergency lighting, alarms, etc., prior to the issuance of a building permit. **XIII a3.**

16.

Public Services (Police)

- Incorporate into the plans 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's Crime Prevention Section (located at Parker Center, 150 N. Los Angeles Street, Room 818, Los Angeles, (213) 485-3134. These measures shall be approved by the Police Department prior to the issuance of building permits. **XIII b1.**

17. Public Services (Schools)

- Payment of school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area. **XIII c1.**

18. Public Services (Project Impacts on Adjacent Schools)

- The developer and contractors must maintain ongoing contact with Principal or administrator of Sylmar Senior High School. The school offices shall be contacted 30 days prior to 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 must obtain school walk and bus routes to the schools from either the administrators or from the LAUSD's Transportation Branch (323)227-4400 and guarantee that safe and convenient pedestrian and bus routes to the school be maintained.
- The developer should install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- Haul route scheduling should be sequenced to minimize conflicts with pedestrians, school buses and cars at the arrival and dismissal times of the school day. Haul route trucks shall not be routed past the school during periods when school is in session especially when students are arriving or departing from the campus.
- 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 may be staged or idled on these streets during school hours.
- Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances. **XIII c2.**

19. Public Services (Street Improvements due to the Deterioration of Street Quality from Increased Traffic Generation)

- The project shall comply with requirements of the Bureau of Engineering and Department of Transportation for street dedications and improvements that will reduce traffic impacts in direct portion to those caused by the proposed project's implementation. **XIII d1.**

RECREATION

20. **Recreation**
- Per Section 12.33 of the LA Municipal Code, the applicant shall pay the applicable Park Fees for the construction of residential dwelling units. **XIV a1.**

TRANSPORTATION/CIRCULATION

21. **Safety Hazards (from Design Features (e.g., Sharp Curves or Dangerous Intersections) or Incompatible Uses)**
- Submit a parking and driveway plan, that incorporates design features that shall improve traffic flow and safety, reduce accidents, to the Bureau of Engineering and the Department of Transportation Valley Development Office for approval, and submitted to the Dept. of Building and Safety, Plan Checker. **XV b1.**

UTILITIES

22. **Utilities (Creation of Additional Solid Waste)**
- The applicant shall institute a recycling program to the satisfaction of the Zoning Administrator to reduce the volume of solid waste going to landfills.
 - Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. **XVI d1.**

MANDATORY FINDINGS OF SIGNIFICANCE

23. **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. **XVII d.**

GENERAL NOTES

The applicant is advised that compliance with the following Regulations and Municipal and/or Administrative Code provisions may also be required for your project:

I AESTHETICS

- A1 Debris, Rubbish and Graffiti Removal: Los Angeles Municipal Code (LAMC) Sections 91.8101-F, 91.8904-1, 91.1707-E.
- A2 Signage Limitation: LAMC Section 91.6205

II AIR QUALITY

- B1 Grading and Construction Dust Control: South Coast Air Quality Management District (SCAQMD) Rule 403.
- B2 Remediation of Contaminated Soils: SCAQMD Rule 1166
- B3 Emissions of Air Toxins: SCAQMD Rule 1401.

III BIOLOGICAL RESOURCES

- C1 Oak Tree Removal, Replacement and Bonding: LAMC Ordinance 153478 and Section 17.08.

IV GEOLOGY AND SOILS

- D1 Grading, Excavations and Fills: LAMC Chapter IX, Division 70.
- D2 Erosion Control & Drainage Devices: Building Code, Section 91.7013.
- D3 Liquefaction Potential & Soils Strength Loss: Building Code, Chapter 18, Division 1, Section 1804.5.

V HAZARDS AND HAZARDOUS MATERIALS

- E1 High Potential Methane Zone in the Fairfax Area: LAMC Ordinance 161,552.
- E2 Methane Gas Control System: LAMC, Section 91.7102.

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E3 Methane Gas from Landfills: SCAQMD Rules 431.1 and 1150.1.

E4 Asbestos Containing Materials: SCAQMD Rule 1403.

VI HYDROLOGY AND WATER QUALITY

F1 Stormwater Pollution Control: Ordinance 172,176 and Ordinance 173,494.

F2 Flood Hazard Management Specific Plan: Ordinance 154,405.

VII NOISE

G1 Noise Regulations: LAMC Ordinances 144,331; 156,363; and 161,574.

G2 Noise Insulation Standards: California Code and Regulations, Title 24, Uniform Building Code No. 35-1.

VIII POPULATION AND HOUSING

H1 Housing Relocation Assistance: LAMC Ordinances 166130 and 173868, and LAMC Sections 151.09 and 47.07.

H2 Affordable Housing Incentives/Density Bonuses: LAMC Section 12.22 A 25.

IX PUBLIC SERVICES

I1 Fire Protection and Prevention: LAMC Chapter V, Article 7, Ordinance 162123.

X RECREATION

J1 Quimby Fees/Recreation and Park Fees: LAMC Section 17.12-A.

XI UTILITIES

K1 Sewer Facilities Charges: LAMC Section 64.11.2.

K2 Water Management/Water Conservation Measures in Landscaping: Ordinance 170,978.

K3 Water Conservation/Low Flush Toilets and Urinals: Ordinances 163532 and 164093.

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K4

Water Softening or Conditioning Appliances Accompanied by Water Conservation Device: L.A. Health and Safety Code, Section 116785.