

DEPARTMENT OF
CITY PLANNING

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

AND

6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ
PRESIDENT

RENEE DAKE WILSON
VICE-PRESIDENT

ROBERT L. AHN

MARIA CABILDO

CAROLINE CHOE

RICHARD KATZ

JOHN W. MACK

DANA M. PERLMAN

MARTA SEGURA

JAMES K. WILLIAMS
COMMISSION EXECUTIVE ASSISTANT II
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

MICHAEL J. LOGRANDE
DIRECTOR

(213) 978-1271

ALAN BELL, AICP

DEPUTY DIRECTOR

(213) 978-1272

LISA M. WEBBER, AICP

DEPUTY DIRECTOR

(213) 978-1274

JAN ZATORSKI

DEPUTY DIRECTOR

(213) 978-1273

FAX: (213) 978-1275

INFORMATION
www.planning.lacity.org

Decision Date: December 10, 2014

Appeal Period Ends: December 22, 2014

Erik Pfhler /
Brian P. McGowen (A)(O)
Northridge City Center, LLC
100 Bayview Circle #2000
Newport Beach, CA 92660

Tom Sternnock (R)
Planning Associates, Inc.
4040 Vineland Avenue, Suite 108
Studio City, CA 91604

RE: Vesting Tentative Tract Map No. 63625-M5
Related Case(s): ZA-2005-7584(ZV)(SPR)
(PA2) ; ZA-2014-2634(ZAA)
Address(s): 19601 West Nordhoff Street
(19501 West Nordhoff Street)
Chatsworth – Porter Ranch Planning Area
Zone : [T][Q]C2-1
D. M. : 198B117
C. D. : 12
CEQA : ENV-2002-1230 EIR (Addendum)
(SCH No. 2002051125)

In accordance with provisions of Section 17.03 and 17.11 of the Los Angeles Municipal Code, the Advisory Agency approved the **MODIFICATION** of Vesting Tentative Tract No. 63625 located at 19501 Nordhoff Street (19601 West Nordhoff Street) for a maximum of ~~820-unit condominium and 55,000 square feet of commercial space in Lots 2-10~~ **582 residential dwelling units and 21,591 square feet of commercial space** as shown on revised map stamp dated July 11, 2014. Lot 1 is approved for sale, lease or financing purposes and the conditions of approval do not apply to the existing 141,504 square foot retail development that was previously approved under Case No. CPC 2004-6191-CU. (The subdivider is hereby advised that the Municipal Code may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning code as it applies to this particular property.) The Advisory Agency's approval is subject to the following modified conditions:

NOTE on clearing conditions: When two or more **agencies** must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

Conditions for this modification shall supersede all previous conditions approved by the Advisory Agency for this tract map.

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That a variable width strip of land be dedicated for public sidewalk easement purposes along Corbin Avenue adjoining the subdivision to allow for construction of 10-foot wide sidewalk all satisfactory to the City Engineer.
2. That a 2-foot wide strip of land be dedicated along Nordhoff Street adjoining the subdivision to complete a 52-foot wide half street dedication in accordance with Major Highway Standards, including a 20-foot radius property line returns at the intersection with Corbin Avenue all satisfactory to the City Engineer.
3. That all public street improvements under City Plan Case No. 2004-6191 and City Plan Case No. 2002-7295 be guaranteed prior to the recordation of this tract satisfactory to the City Engineer.
4. That all the proposed tract map boundary lines be properly established in accordance with Section 17.07.D of the Los Angeles Municipal Code prior to the recordation of the final map satisfactory to the City Engineer.
5. Deleted per VTT-63625-M3.
6. Deleted per VTT-63625-M3.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

7. Comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

8. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Provide a copy of [T][Q] condition(s). Show compliance with the above condition(s) as applicable or Department of City Planning approval is required.
 - b. Provide a copy of Affidavit OB AFF-12672. Show compliance with all the conditions requirements of the above affidavit as applicable. Termination of above affidavit may be required. Obtain approval from the Department, on the termination form, prior to recording.

- c. Provide a copy of ZA case ZA-2005-7584-ZV-SPR and ZA-2005-7584-ZV-SPR-PA2. Show compliance with all the conditions/requirements of the ZA case as applicable.
- d. Show all street dedication(s) as required by the Bureau of Engineering. "Area" requirements shall be re-checked as per net lot area after street dedication.
- e. Deleted.

Notes:

The proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

- 9. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
 - a. A parking area and driveway plan be submitted to the ~~Citywide Planning Coordination Section~~ Valley Development Review Section of Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at ~~201 N. Figueroa Street Suite 400, Station 3 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.~~ (MM)
 - b. That a fee in the amount of \$197 be paid for the Department of Transportation as required per Ordinance No. 180542 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

FIRE DEPARTMENT

10. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department for the proposed development on ~~Lots 2-40~~ Lots 2-4, binding the subdivider and all successors to the following: (MM)
- a. Submit plot plans for Fire Department approval and review prior to recordation of Tract Map action.
 - b. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
 - c. Deleted.
 - d. Submit plot plans indicating access road and turning area for Fire Department approval.
 - e. Standard cut-corners will be used on all turns.
 - f. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, ~~clear to the sky and the fire lane must be clear to the sky.~~
 - g. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lanes shall be greater than 700 feet in length or secondary access shall be required.
 - h. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.
 - i. All access roads, including fire lanes, shall be maintained in an unobstructed manner, removal of obstructions shall be at the owner's expense. The entrance to all required fire lanes or required private driveways shall be posted with a sign no less than three square feet in area in accordance with Section 57.09.05 of the Los Angeles Municipal Code.
 - j. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

- k. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.
- l. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- m. Private roadways for general access use shall have a minimum width of 20 feet.
- n. Where access for a given development requires accommodation of Fire Department apparatus, minimum outside radius of the paved surface shall be 35 feet. An additional six feet of clear space must be maintained beyond the outside radius to a vertical point 13 feet 6 inches above the paved surface of the roadway.
- o. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- p. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- q. Deleted.
- r. Adequate public and private fire hydrants shall be required.
- s. Access for Fire Department apparatus and personnel to and into all structures shall be required.
- t. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
- u. Where fire apparatus will be driven onto the road level surface of the subterranean parking structure, that structure shall be engineered to withstand a bearing pressure of 8,600 pounds per square foot.
- v. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- w. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

- x. Private streets shall be recorded as Private Streets, AND Fire Lane. All private street plans shall show the words "Private Street and Fire Lane" within the private street easement.
- y. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- z. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
- aa. Electric gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- bb. No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel. ~~Exception: dwelling unit travel distance shall be computed to front door of unit.~~
- cc. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
- dd. Private streets and entry gates will be built to City standards to the satisfaction of the City Engineer and the Fire Department.

Policy Exception:**L.A.M.C. 57.09.03.B Exception:**

- When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.
- It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term "horizontal travel" refers to the actual path of travel to be taken by a person responding to an emergency in the building.
- This policy does not apply to single-family dwellings or to non-residential

buildings.

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6507. You should advise any consultant representing you of this requirement as well.

DEPARTMENT OF WATER AND POWER

11. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements.

LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-I. (c).)

BUREAU OF STREET LIGHTING

12. Street light improvements shall be made to the satisfaction of the Bureau of Street Lighting and/or the following street lighting improvements shall be required. (This condition shall be deemed cleared at the time the City Engineer clears Condition S-3. (c).)

INFORMATION TECHNOLOGY AGENCY

13. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the LAMC Section 17.05-N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 North Main Street, 42nd Floor Room 1400, Los Angeles, CA 90012, (213)-922-8363 (213) 978-3311.

DEPARTMENT OF RECREATION AND PARKS

14. That the Quimby fee be based on the C2 Zone. (MM)

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

15. Prior to the recordation of the 'final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department for the proposed development on ~~Lots 2-10~~ Lots 2-4, binding the subdivider and all successors to

the following:

- a. Limit the proposed development to a maximum of ~~820~~ 582 dwelling units and ~~55,000~~ 21,591 square feet of retail commercial space.
- b. ~~Provide a minimum of 2 covered off-street parking spaces per dwelling unit, plus 1/4 guest parking spaces per dwelling for lot No. 3, and 1/2 guest parking space per dwelling unit for Lot Nos. 2, 4, 5, 6, and 7. Provide parking spaces for the retail and commercial uses as required by the Code.~~

Provide a minimum of 2 covered off-street parking spaces per condominium dwelling unit, plus 1/2 guest parking spaces per condominium dwelling. Provide a minimum of 2.17 off-street parking spaces per apartment dwelling unit. Provide parking spaces for retail, restaurant, and commercial uses as required by the Los Angeles Municipal Code.

All guest spaces shall be readily accessible, conveniently located, specifically reserved for guest parking, posted and maintained satisfactory to the Department of Building and Safety.

If guest parking spaces are gated, a voice response system shall be installed at the gate. Directions to guest parking spaces shall be clearly posted. Tandem parking spaces shall not be used for guest parking.

In addition, prior to issuance of a building permit, a parking plan showing off-street parking spaces, as required by the Advisory Agency, be submitted for review and approval by the Department of City Planning (200 No. Spring Street, Room 750).

- c. The applicant shall install an air filtration system(s) to reduce the effects of diminished air quality on occupants of the project.
- d. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- e. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- f. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.

16. That prior to the issuance of the building permit or the recordation of the final map, a copy of ~~ZA-2005-7584-ZV-SPR~~ ZA-2005-7584-ZV-SPR-PA2 shall be submitted to the satisfaction of the Advisory Agency. In the event that ~~ZA-2005-7584-ZV-SPR~~ ZA-2005-7584-ZV-SPR-PA2 is not approved, the subdivider shall submit a tract modification.
17. That the subdivider shall record and execute a Covenant and Agreement to comply with [Q] Condition(s) per Ordinance No. 176,189 and Ordinance No. 176,190.
18. Prior to the issuance of a grading permit for ~~Lots 2-10~~ Lots 2-4, the subdivider shall record and execute a Covenant and Agreement (Planning Department General Form CP-6770), binding the subdivider to the flowing haul route conditions: (MM)
 - a. Streets to be used are limited to: west on Nordhoff Street, right on Corbin Avenue, Right on Plummer Street, left on Tampa Avenue, north to the 118 freeway westbound. The final destination has not been determined, but it is estimated to be either Sunshine Canyon Landfill or Calabasas Landfill.
 - b. Hours of operation shall be from 7:00 a.m. to 5:00 p.m.
 - c. Days of the week shall be Monday thru Saturday, 100 trips per day for 134 hauling days.
 - d. Trucks shall be restricted to 18-wheel dump trucks or smaller (estimated 22 cubic yards per truck.)
 - f. The Traffic Bureau of the Los Angeles Police Department shall be notified prior to the start of hauling (213.485.31 06).
 - g. Streets shall be cleaned of spilled materials at the termination of each work day.
 - h. The final approved haul routes and all the conditions of approval shall be available on the job site at all times.
 - i. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
 - j. Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.
 - k. All loads shall be secured by trimming, watering or other appropriate

means to prevent spillage and dust.

- l. All trucks are to be watered at the job site to prevent excessive blowing dirt.
 - m. All trucks are to be cleaned of loose earth at the job site to prevent spilling. Any material spilled on the public street shall be removed by the contractor.
 - n. The applicant shall be in conformance with the State of California, Department of Transportation, policy regarding movements of reducible loads.
 - o. All regulations set forth in the State of California Department of Motor Vehicles pertaining to the hauling of earth shall be complied with.
 - p. "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction.
 - q. One flag person(s) shall be required at the job and dump sites to assist the trucks in and out of the project area. Flag person(s) and warning signs shall be in compliance with Part II of the 1985 Edition of "Work Area Traffic Control Handbook."
 - r. The City of Los Angeles, Department of Transportation, telephone 213.485.2298, shall be notified 72 hours prior to beginning operations in order to have temporary "No Parking" signs posted along the route.
 - s. Any desire to change the prescribed routes must be approved by the concerned governmental agencies by contacting the Street Use Inspection Division at 213.485.371 1 before the change takes place.
 - t. The permittee shall notify the Street Use Inspection Division, 213.485.3711, at least 72 hours prior to the beginning of hauling operations and shall also notify the Division immediately upon completion of hauling operations.
 - u. A surety bond shall be posted in an amount satisfactory to the City Engineer for maintenance of haul route streets. The forms for the bond will be issued by the Valley District Engineering Office, 6262 Van Nuys Boulevard, Suite 251, Van Nuys, CA 91401. Further information regarding the bond may be obtained by calling 81 8.374.5090.
19. The applicant is permitted to allow the recording of final map units in accordance with an approved phasing plan of development.

Phase I

Recordation of a First Final Map Unit over Lot 1 (Lowe's Home Improvement Warehouse).

Phase II

~~Recordation of a Second Final Map Unit over Lots 2, 3, 4, 8, 9, and 10 with 118 condominium units on Lot 2, 250 condominium units on Lot 3, 64 condominium units on Lot 4 for a total of 432 condominium units.~~

Recordation of a Second Final Map Unit over Lots 2, 3, and 4 (429 dwelling units and 21,591 square feet of commercial space on Lots 2 and 3 and 153 condominium units on Lot 4).

Phase III

~~Recordation of a Third Final Map Unit over Lot 5 with 115 condominium units.~~

Phase IV

~~Recordation of a Fourth Final Map Unit over Lot 6 with 139 condominium units.~~

Phase V

~~Recordation of a Fifth Final Map Unit over Lot 7 with 134 condominium units. A total of 820 condominium units will be developed over the five phases.~~

20. Prior to the issuance of a grading permit for the proposed development on ~~Lots 2-10~~ Lots 2-4, the subdivider shall record and execute a Covenant and Agreement (Planning Department General Form CP-6770), binding the divider to the following: all phases of the project shall be designed in accordance with the Master Plan Development Standards and Guidelines, dated ~~March 31, 2006~~ October 1, 2014 guidelines as approved by the Ad Hoc Design Review Board and that the guidelines be included in the CC&Rs and be recorded. (MM)

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

21. That prior to recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770 and Exhibit CP-6770. M) in a manner satisfactory to the Planning Department requiring a Mitigation Monitoring Program for the proposed development of ~~Lots 2-10~~ Lots 2-4, that will incorporate all mitigation measures required by the Final Master EIR No. 2002-1230-EIR and requiring the subdivider to identify (a) mitigation monitor(s) who shall provide periodic status reports on

the implementation of mitigation items required by Mitigation Condition No. 9, 10, 14, 18, 20, 21, and 22 of the Tract's approval satisfactory to the Advisory Agency. The mitigation monitor(s) shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, post-construction/maintenance) to ensure continued implementation of the above mentioned mitigation items. The Covenant and Agreement will bind the subdivider and all successors to complete all mitigation measures listed in the mitigation monitoring plan, and shown in this letter of determination.

22. Construction Mitigation Conditions - Prior to issuance of a grading or building permit, or the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) for the proposed development of ~~Lots 2-10~~ Lots 2-4 in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

CM-1. That a sign be required on site clearly stating a contact/complaint telephone number that provides contact to a live voice, not a recording or voice mail, during all hours of construction, the construction site address, and the tract map number. **YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.**

- Locate the sign in a conspicuous place on the subject site or structure (if developed) so that it can be easily read by the public. The sign must be sturdily attached to a wooden post if it will be free-standing.
- Regardless of who posts the site, it is always the responsibility of the applicant to assure that the notice is firmly attached, legible, and remains in that condition throughout the entire construction period.
- If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required for each five (5) Acres, or portion thereof. Each sign must be posted in a prominent location.

- 23. NEW – Environmental Mitigation Measures** - Prior to issuance of a grading or building permit, or the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) for the proposed development of ~~Lots 2-10~~ Lots 2-4 in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following Mitigation Measures as enumerated in ENV-2002-1230EIR (SCH No. 2002051125):

a. Aesthetics

1. A master landscape plan for the entire site shall be prepared by a licensed landscape architect and submitted to the LADCP for review and approval prior to the issuance of any building permit for a structure. A detailed landscape and irrigation plan shall be prepared for each individual building.
2. A minimum of one 24-inch box tree (minimum trunk diameter of two inches and a height of eight feet at the time of planting) shall be planted for every four new or reconstructed surface parking spaces.
3. The owners shall maintain the subject property clean and free of debris and rubbish and to promptly remove any graffiti from the walls, pursuant to Municipal Code Sections 91.8101-F, 91.8904-1, and 91.1707-E.
4. Exterior walls of new commercial and residential buildings of other than glass may be covered with clinging vines, screened by oleander trees or similar vegetation capable of covering or screening entire walls up heights of at least 9- feet, excluding windows and signs.
5. Screening of rooftop equipment, to preclude visibility of mechanical equipment from nearby residential areas and the street, shall be incorporated into the building design of each structure.
6. Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from nearby residential properties.
23. This project shall plant, on a 1:1 ratio, 24" box specimen trees as mitigation "replacements" for the approved removals. Therefore, this project shall plant 99- 24" box specimen trees as mitigation "replacements".
- 23A. The trees noted in No. 23 above shall be planted in the "landscape" areas of this project. See the project's Landscape [Architectural] plans for the approximate locations and type of these mitigation trees.

b. Biological Resources

23. This project shall plant, on a 1:1 ratio, 24" box specimen trees as mitigation "replacements" for the approved removals. Therefore, this project shall plant 99- 24" box specimen trees as mitigation "replacements".

- 23A. The trees noted in No. 23 above shall be planted in the "landscape" areas of this project. See the project's Landscape [Architectural] plans for the approximate locations and type of these mitigation trees.

c. Geology and Soils

Seismic

24. The design and construction of the project at the project site shall conform to the Uniform Building Code seismic standards as approved by the Department of Building and Safety.

Liquefaction

25. Potential impacts from liquefaction may arise on the southern portion of the project site which is located within a designated liquefaction zone. Building design shall comply with the Uniform Building Code Chapter 18, Division 1, Section 1804.5 Liquefaction Potential and Soil Strength Loss, requirements for the preparation of a building specific geotechnical report assessing potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement, or reduction in foundation soil-bearing capacity, and discussion of mitigation measures that may include building design consideration. Building design considerations may include, but are not limited to ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements, or any combination of these measures.

Subsidence

26. Prior to the issuance of building or grading permits, the applicant shall submit a geotechnical report prepared by a registered civil engineer or certified engineering geologist to the Department of Building and Safety for approval.

d. Hazards and Hazardous Materials

- 28a. If during construction of the project, soil contamination is encountered, construction in the area should stop, and appropriate health and safety procedures should be implemented. If it is determined that contaminated soils exist, a

registered geologist should be contacted to examine the contaminated materials and prepare a report on the findings of a soil analysis. This report should identify which government agency will provide regulatory oversight.

e. Hydrology and Water Quality

29. 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. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
30. The owner of the property will prepare and execute a covenant and agreement satisfactory to the Department of City Planning binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan.
31. Runoff must be treated prior to release into the storm drain. Three types of treatments are available: (1) dynamic flow separator, (2) filtration, (3) infiltration. Dynamic flow separator uses hydrodynamic force to remove debris, and oil and grease, and are located underground. Filtration involves catch basins with filter inserts. Filter inserts must be inspected every six months and after major storms, cleaned at least twice a year. Infiltration methods are typically constructed on site and are determined by various factors such as soil types and groundwater table.
32. Prior to the issuance of building permits for replacement buildings or new parking areas within the Add Area, a hydrologic analysis shall be conducted to determine if the project will create additional runoff. If the project proposed at that time will generate additional runoff, an analysis must be conducted to determine if the existing storm drain has adequate capacity to accommodate the additional runoff. If the existing system cannot provide adequate capacity, the applicant at that time may be required to install a relief sewer along Shirley Avenue southward from Prairie Street to Teledyne Way.
33. Cleaning of oily vents and equipment to be performed within a designated covered area, sloped for wash water collection, and with a pretreatment facility for wash water before discharging to properly connected sanitary sewer with a CPI type oil/water

separator. The separator unit must be: designed to handle the quantity of flows; removed for cleaning on a regular basis to remove any solids; and the oil absorbent pads must be replaced regularly according to manufacturer's specifications.

34. Store trash dumpsters either under cover and with drains routed to the sanitary sewer or use non-leaking and water tight dumpsters with lids. Wash containers in an area with properly connected sanitary sewer.
35. Reduce and recycle wastes, including oil and grease.
36. To prevent downstream flooding, the existing ridge along the westerly property boundary shall be maintained unless additional storm drains capable of accommodating additional flow are developed.

f. Noise

38. The project shall comply with the City of Los Angeles Municipal Code Chapter XI- Noise regulations.
39. Locate any haul routes as far from the noise sensitive land uses as possible to the extent feasible.
40. The staging of construction equipment shall be conducted as far from noise sensitive land uses as possible to the extent feasible.

g. Fire

41. Adequate off-site public and on-site private fire hydrants may be required, their number and location to be determined after the LAFD reviews the plot plan.
42. Private streets and entry gates will be built to City standards to the satisfaction of the City Engineer and the LAFD.
43. In order to mitigate the inadequacy of fire protection in travel distance, sprinkler systems will be required throughout any structure to be built, in accordance with the Los Angeles Municipal Code, Section 57.09.07.
44. Construction of public or private roadways in the proposed development shall not exceed 15 percent in grade.

45. Private development shall conform to the standard street dimensions shown on DPW Standard Plan D-22549.
46. Standard cut-corners will be used on all turns.
47. The width of private roadways for general access use and fire lanes shall not be less than 20 feet clear to the sky.
48. Fire lanes, where required, and dead ending streets shall terminate in a cul-de- sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
49. No proposed development utilizing cluster, group, or condominium design of one- or two-family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.
50. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of LAFD aerial ladder apparatus or where fire hydrants are installed. Those portions shall not be less than 28 feet in width.
51. Where aboveground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley or designated fire lane to the main entrance or exit of individual units.
52. Where access for a given development requires accommodation of LAFD apparatus, minimum outside radius of the paved surface shall be 35 feet. An additional six feet of clear space must be maintained beyond the outside radius to a vertical point 13 feet 6 inches above the paved surface of the roadway.
53. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
54. Where access for a given development requires accommodation of LAFD apparatus, overhead clearance shall not be less than 14 feet.
55. Access for LAFD apparatus and personnel to and into all structures shall be required.

- 56. The LAFD may require additional vehicular access where buildings exceed 28 feet in height.
- 57. Where fire apparatus will be driven onto the road level surface of the subterranean parking structure, that structure shall be engineered to withstand a bearing pressure of 8,600 pounds per square foot.
- 57b. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- 57c. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- 57d. Private street shall be recorded as Private Streets, AND Fire Lane. All private street plans shall show the words "Private Street and Fire Lane" within the private street easement.
- 57e. No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel. Exception: Dwelling unit travel distance shall be computed to front door of unit.
- 57f. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- 57g. Submit plot plans for Fire Department approval of access and fire hydrants.

h. Schools

- 63. The developer will pay school fees as required by the City of Los Angeles.

i. Recreation

- 64. Per Section 17.12-A of the City of Los Angeles Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of condominiums, or Recreation and Park fees for the construction of apartment buildings.

j. Transportation/Traffic

65. Under the MEIR, a total payment of \$500,000 to fund local transportation improvement programs was required. The proposed retail and residential project is estimated to generate approximately 55.8% of the total trips at the site studied under the MEIR. Therefore, a project-related payment of \$279,000 is required for mitigation of the project.
68. Under the MEIR, funding and sequencing of traffic mitigation at off-site intersection (specifically, the funding of ATSAC/ATCS traffic signal equipment) based on the total number of PM peak hour trips generated at the site was required. Projects constructed at the site already and proposed for the site are forecast to generate approximately 999 combined PM peak hour trips. Therefore, based on the sequencing, the following off-site traffic improvements would be "triggered" by the proposed development program:
 - Shirley Avenue/Plummer Street - Provide 55.8% of the funding to LADOT for installation of ATSAC/ATCS at this intersection.
 - Tampa Avenue/Nordhoff Street- Provide 55.8% of the funding to LADOT for installation of ATSAC/ATCS at this intersection.

k. Utilities and Service Systems

Electricity

69. Prior to the issuance of a building permit, the applicant shall consult with the DWP regarding such energy saving programs as Green Power for a Green L.A. Program, Trees for a Green LA, Efficiency Solutions, Solar Energy, Electric Transportation, Commercial Energy Efficiency Measures.
70. The applicant shall incorporate measures to meet or, if possible, exceed minimum efficiency standards for Title XXIV of the California Code of Regulations. In addition to energy efficiency technical assistance, the Department may offer financial incentives for energy designs that exceed requirements of Title XXIV for energy efficiency.
 - Built-in appliances, refrigerators, and space-conditioning equipment should exceed the minimum efficiency levels mandated in the California Code of Regulations.
 - Install high-efficiency air conditioning controlled by a computerized energy-management system in the office and

retail spaces which provides the following:

- A variable air-volume systems which results in minimum energy consumption and avoids hot water energy consumption for terminal reheat.
 - A 100-percent outdoor air-economizer cycle to obtain free cooling in appropriate climate zones during dry climatic periods;
 - Sequentially staged operation of air conditioning equipment in accordance with building demands; and
 - The isolation of air conditioning to any selected floor or floors.
 - Consider the applicability of the use of thermal energy storage to handle cooling loads.
71. Cascade ventilation air from high-priority areas before being exhausted, thereby decreasing the volume of ventilation air required. For example, air could be cascaded from occupied space to corridors and then to mechanical spaces before being exhausted.
72. Recycle lighting system heat for space heating during cool weather. Exhaust lighting system heat from the buildings, via ceiling plenums, to reduce cooling loads in warm weather.
73. Install low and medium static-pressure terminal units and ductwork to reduce energy consumption by air distribution systems.
74. Ensure that buildings are well sealed to prevent outside air from infiltrating and increasing interior space conditioning loads. Where applicable, design building entrances with vestibules to restrict infiltration of unconditioned air and exhausting conditioned air.
75. A performance check of the installed space conditioning system should be completed by the developer/installer prior to issuance of the certificate of occupancy to ensure that energy efficiency measures incorporated into the project operate as designed.
76. Finish exterior walls with light-colored materials and high-emissivity characteristics to reduce cooling loads. Finish interior walls with light-colored materials to reflect more light and, thus, increase lighting efficiency.

77. Install thermal insulation in walls and ceilings which exceeds requirements established by the California Code of Regulations.
78. Design window systems to reduce thermal gain and loss, thus reducing cooling loads during warm weather and heating loads during cool weather.
79. Install heat-rejecting window treatments, such as films, blinds, draperies, or other on appropriate exposures.
80. Install fluorescent and high-intensity-discharge (HID) lamps, which give the highest light output per Watt of electricity consumed, wherever possible, including all street and parking lot lighting, to reduce electricity consumption. Use reflectors to direct maximum levels of light to work surfaces.
81. Install photosensitive controls and dimmable electronic ballasts to maximize the use of natural daylight available and reduce artificial lighting load.
82. Install occupant-controlled light switches and thermostats to permit individual adjustment of lighting, heating, and cooling to avoid unnecessary energy consumption.
83. Install time-controlled interior and exterior public area lighting limited to that necessary for safety and security.
84. Control mechanical systems (HVAC and lighting) in the building with timing systems to prevent accidental or inappropriate conditioning or lighting of unoccupied space.

I. Water

85. Install efficient irrigation systems which minimize runoff and evaporation, avoid unnecessary watering, and maximize water reaching the plant roots.
86. Landscape plans shall emphasize low water consumption grasses wherever possible.
87. Water in fountains, ponds, and other landscape features shall use recirculating water systems to prevent waste.
88. Incorporate water saving techniques, including water conserving plumbing, low flow toilets, showers, and faucets.

89. Landscaped areas shall comply with the Xeriscape Ordinance and emphasize drought tolerant landscaping to reduce irrigation water consumption.
90. Compliance with State and Health and Safety Code Section 17921.3 requiring low-flush toilets, as defined by the American National Standards Institute A 112.19.2, and urinals that use less than 1.5 gallons per flush.

m. Wastewater/Sewers

91. Although a significant impact is not expected on local sewer lines as a result of the development scenarios analyzed, as development is proposed for the Add Area, local sewers in Melvin Avenue, Prairie Street, and Shirley Avenue must be studied independently for capacity sufficiency prior to project approval.

n. Solid Waste

92. The project applicant shall salvage and recycle construction and demolition materials to the maximum extent feasible. Documentation of a recycling program will be provided to the City of Los Angeles DPW.
93. Prior to the issuance of the certificate of occupancy for building permits issued for new building construction at the project site, the applicant shall institute an on- site recycling/conservation program to reduce the volume of solid waste going to landfills in compliance with the City of Los Angeles goal of a 50 percent reduction in the amount of waste going to landfills.

o. Air Quality

Construction

7. The construction area and vicinity (500-foot radius) shall be swept (preferably with water sweepers) and watered at least twice daily. Site-wetting shall occur often enough to maintain a 10 percent surface soil moisture content during all earth-moving activities.
8. All unpaved roads, parking, and staging areas shall be watered at least once every two hours of active operations.
9. Site access points shall be swept/washed within thirty minutes

of visible dirt deposition.

10. On-site stockpiles of debris, dirt, or rusty material shall be covered or watered at least twice daily.
11. All trucks hauling soil, sand, and other loose materials shall covered.
12. All haul trucks shall have a capacity of no less than twelve and three-quarter (12.75) cubic yards.
13. At least 80 percent of all inactive disturbed surface areas shall be watered on a daily basis when there is evidence of wind-driven fugitive dust.
14. Operations on any unpaved surfaces shall be suspended when winds exceed 25 mph.
15. Traffic speeds on unpaved roads shall be limited to 15 miles per hour.
16. Operations on any unpaved surfaces shall be suspended during first and second stage smog alerts.
17. Haul truck routes shall be planned to avoid residential areas, schools, and parks.
18. The project shall use coating transfers or spray equipment with a transfer efficiency rate of no less than 65 percent.
19. A person shall not cause or allow the emissions of fugitive dust from any active operation, open storage pile, or disturbed surface area such that the presence of such dust remains visible in the atmosphere beyond the property line of the emission source.
20. Any person in the South Coast Air Basin shall:
 - (A) Prevent or remove within one hour the track-out of bulk material onto public paved roadways as a result of their operations; or
 - (B) Take at least one of the actions listed from SCQAMD Rule 403 and:
 - (i) Prevent the track-out of bulk material onto public paved

roadways and remove such material at any time track-out extends for a cumulative distance of greater than 50 feet on any paved public road during active operations; and

- (ii) Remove all visible roadway dust tracked-out upon public paved roadways as a result of active operations at the conclusion of each work day when active operations cease.

28a. If during construction of the project, soil contamination is encountered, construction in the area should stop, and appropriate health and safety procedures should be implemented. If it is determined that contaminated soils exist, a registered geologist should be contacted to examine the contaminated materials and prepare a report on the findings of a soil analysis. This report should identify which government agency will provide regulatory oversight.

Operational

20. Any person in the South Coast Air Basin shall:

- (A) Prevent or remove within one hour the track-out of bulk material onto public paved roadways as a result of their operations; or
- (B) Take at least one of the actions listed from SCQAMD Rule 403 and:
 - (i) Prevent the track-out of bulk material onto public paved roadways as a result of their operations and remove such material at anytime track-out extends for a cumulative distance of greater than 50 feet on to any paved public road during active operations; and
 - (ii) Remove all visible roadway dust tracked-out upon public paved roadways as a result of active operations at the conclusion of each work day when active operations cease.

21. A person conducting active operations within the boundaries of the South Coast Air Basin shall utilize one or more of the applicable best available control measures to minimize fugitive dust emissions from each fugitive dust source type which is part of the active operation.

22. The project shall include bicycle parking facilities, such as bicycle lockers and racks.
28. Prior to the issuance of the Certificate of Occupancy, the applicant shall provide a letter from the LAFD stating that the agency has been permitted the facility's use, storage, and creation of hazardous substances
29. 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. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
30. The owner of the property will prepare and execute a covenant and agreement satisfactory to the Department of City Planning binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan.
31. Runoff must be treated prior to release into the storm drain. Three types of treatments are available: (1) dynamic flow separator, (2) filtration, (3) infiltration. Dynamic flow separator uses hydrodynamic force to remove debris, and oil and grease, and are located underground. Filtration involves catch basins with 11liter inserts. Filter inserts must be inspected every six months and after major storms, cleaned at least twice a year. Infiltration methods are typically constructed on site and are determined by various factors such as soil types and groundwater table.
32. Prior to the issuance of building permits for replacement buildings or new parking areas within the Add Area, a hydrologic analysis shall be conducted to determined if the project will create additional runoff. If the project proposed at that time will generate additional runoff, an analysis must be conducted to determine if the existing storm drain has adequate capacity to accommodate the additional runoff. If the existing system cannot provide adequate capacity, the applicant at that time may be required to install a relief sewer along Shirley Avenue southward from Prairie Street to Teledyne Way.
33. Cleaning of oily vents and equipment to be performed within a

designated covered area, sloped for wash water collection, and with a pretreatment facility for wash water before discharging to properly connected sanitary sewer with a CPI type oil/water separator. The separator unit must be: designed to handle the quantity of flows; removed for cleaning on a regular basis to remove any solids; and the oil absorbent pads must be replaced regularly according to manufacturer's specifications.

34. Store trash dumpsters either under cover and with drains routed to the sanitary sewer or use non-leaking and water tight dumpsters with lids. Wash containers in an area with properly connected sanitary sewer.
35. Reduce and recycle wastes, including oil and grease.
36. To prevent downstream flooding, the existing ridge along the westerly property boundary shall be maintained unless additional storm drains capable of accommodating additional flow are developed.
65. Under the MEIR, a total payment of \$500,000 to fund local transportation improvement programs was required. The proposed retail and residential project is estimated to generate approximately 55.8% of the total trips at the site studied under the MEIR. Therefore, a project-related payment of \$279,000 is required for mitigation of the project.
68. Under the MEIR, funding and sequencing of traffic mitigation at off-site intersection (specifically, the funding of ATSAC/ATCS traffic signal equipment) based on the total number of PM peak hour trips generated at the site was required. Projects constructed at the site already and proposed for the site are forecast to generate approximately 999 combined PM peak hour trips. Therefore, based on the sequencing, the following off-site traffic improvements would be "triggered" by the proposed development program:
 - Shirley Avenue/Plummer Street - Provide 55.8% of the funding to LADOT for installation of ATSAC/ATCS at this intersection.
 - Tampa Avenue/Nordhoff Street - Provide 55.8% of the funding to LADOT for installation of ATSAC/ATCS at this intersection.
69. Prior to the issuance of a building permit, the applicant shall consult with the DWP regarding such energy saving programs as Green

Power for a Green L.A. Program, Trees for a Green LA, Efficiency Solutions, Solar Energy, Electric Transportation, Commercial Energy Efficiency Measures.

70. The applicant shall incorporate measures to meet or, if possible, exceed minimum efficiency standards for Title XXIV of the California Code of Regulations. In addition to energy efficiency technical assistance, the Department may offer financial incentives for energy designs that exceed requirements of Title XXIV for energy efficiency.
- Built-in appliances, refrigerators, and space-conditioning equipment should exceed the minimum efficiency levels mandated in the California Code of Regulations.
 - Install high-efficiency air conditioning controlled by a computerized energy- management system in the office and retail spaces which provides the following:
 - A variable air-volume systems which results in minimum energy consumption and avoids hot water energy consumption for terminal reheat.
 - A 100-percent outdoor air-economizer cycle to obtain free cooling in appropriate climate zones during dry climatic periods;
 - Sequentially staged operation of air conditioning equipment in accordance with building demands; and
 - The isolation of air conditioning to any selected floor or floors.
 - Consider the applicability of the used of thermal energy storage to handle cooling loads.
71. Cascade ventilation air from high-priority areas before being exhausted, thereby decreasing the volume of ventilation air required. For example, air could be cascaded from occupied space to corridors and then to mechanical spaces before being exhausted.
72. Recycle lighting system heat for space heating during cool weather. Exhaust lighting system heat from the buildings, via ceiling plenums, to reduce cooling loads in warm weather.
73. Install low and medium static-pressure terminal units and ductwork

to reduce energy consumption by air distribution systems.

74. Ensure that buildings are well sealed to prevent outside air from infiltrating and increasing interior space conditioning loads. Where applicable, design building entrances with vestibules to restrict infiltration of unconditioned air and exhausting conditioned air.
75. A performance check of the installed space conditioning system should be completed by the developer/installer prior to issuance of the certificate of occupancy to ensure that energy efficiency measures incorporated into the project operate as designed.
76. Finish exterior walls with light-colored materials and high-emissivity characteristics to reduce cooling loads. Finish interior walls with light-colored materials to reflect more light and, thus, increase lighting efficiency.
77. Install thermal insulation in walls and ceilings which exceeds requirements established by the California Code of Regulations.
78. Design window systems to reduce thermal gain and loss, thus reducing cooling loads during warm weather and heating loads during cool weather.
79. Install heat-rejecting window treatments, such as films, blinds, draperies, or other on appropriate exposures.
80. Install fluorescent and high-intensity-discharge (HID) lamps, which give the highest light output per Watt of electricity consumed, wherever possible, including all street and parking lot lighting, to reduce electricity consumption. Use reflectors to direct maximum levels of light to work surfaces.
81. Install photosensitive controls and dimmable electronic ballasts to maximize the use of natural daylight available and reduce artificial lighting load.
82. Install occupant-controlled light switches and thermostats to permit individual adjustment of lighting, heating, and cooling to avoid unnecessary energy consumption.
83. Install time-controlled interior and exterior public area lighting limited to that necessary for safety and security.
84. Control mechanical systems (HVAC and lighting) in the building

with timing systems to prevent accidental or inappropriate conditioning or lighting of unoccupied space.

p. Public Services - Police

- 58. A comprehensive security plan that includes uniformed security and video monitoring.
- 59. A graffiti removal plan.
- 60. The establishment of a Business Coalition/Neighborhood Watch program.
- 61. A comprehensive traffic control plan.
- 62. Incorporate into plans the design guidelines relative to security in semi-public and private spaces, which may include, but not be limited to, access control of 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.
 - 62a. During the development stage of the project, Devonshire Area of the Los Angeles Police Department (LAPD) will provide extra patrol for the location when possible.
 - 62b. The on-site project manager will maintain regular liaison with the Devonshire Area Senior Lead Office for the location during development.
 - 62c. Upon completion and staffing, the on-site management will establish a liaison with the Senior Lead Officer.
 - 62d. The on-site management and residents of the development will establish an Apartment/Condo Watch group for crime prevention.
 - 62e. Quarterly Apartment Watch meetings will be conducted by the Senior Lead Officer at the site initially addressing emergency services available, communications with the LAPD, organizations and functions of the LAPD, senior crimes and identity theft.

**DEPARTMENT OF CITY PLANNING-STANDARD CONDOMINIUM CONDITIONS
FOR THE PROPOSED DEVELOPMENT OF ~~LOTS 2-10~~ LOTS 2-4**

- C-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. Where the existing zoning is (T) or (Q) for multiple residential use, no construction or use shall be permitted until the final map has recorded or the proper zone has been effectuated. If models are constructed under this tract approval, the following conditions shall apply:
1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Division of Land Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
 2. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 0 of the Code shall be fully complied with satisfactory to the Department of Building and Safety.
- C-2. Deleted.
- C-3. Prior to the recordation of the final map, the subdivider shall pay or guarantee the payment of a park and recreation fee based on the latest fee rate schedule applicable. The amount of said fee to be established by the Advisory Agency in accordance with Section 17.12 of the Los Angeles Municipal Code and to be paid and deposited in the trust accounts of the Park and Recreation Fund.
- C-4. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any grading or building permits before the recordation of the final map. In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.
- C-5. In order to expedite the development, the applicant may apply for a building permit for an apartment building. However, prior to issuance of a building permit for apartments, the registered civil engineer, architect or licensed land surveyor shall certify in a letter to the Advisory Agency that all applicable tract conditions affecting the physical design of the building and/or site, have been included into the building plans. Such letter is sufficient to clear this condition. In addition, all of the applicable tract conditions shall be stated in full on the building plans and a copy of the plans shall be reviewed and approved by the Advisory Agency prior to submittal to the Department of Building and Safety for a building permit.

OR

If a building permit for apartments will not be requested, the project civil engineer, architect or licensed land surveyor must certify in a letter to the Advisory Agency that the applicant will not request a permit for apartments and intends to acquire a building permit for a condominium building(s). Such letter is sufficient to clear this condition.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.1 I .2 of the Municipal Code.
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
- (g) That any required slope easements be dedicated by the final map.
- (h) That each lot in the tract comply with the width and area requirements of the Zoning Ordinance.
- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications

abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.

- (j) That any 1 -foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
- (k) That no public street grade exceeds 15%.
- (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.

S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:

- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
- (b) Make satisfactory arrangements with the Department of Transportation with respect to street name, warning, regulatory and guide signs.
- (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
- (d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
- (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.

- (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting:
- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree planting's shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Street Tree Division ((213) 485-5675) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - 1. After submittal of hydrology and hydraulic calculations and drainage plans for review by the City Engineer prior to recordation of the final map, drainage facilities may be required satisfactory to the City Engineer.
 - 2. Improve Shirley Avenue and Prairie Street adjoining the tract by the construction of 5-foot concrete sidewalks and landscaping of parkways including any necessary removal and reconstruction of the existing improvements satisfactory to the City Engineer.
 - 3. Improve Nordhoff Street being dedicated and adjoining the tract by the construction of a 12-foot 5-foot wide full-width concrete sidewalk with tree wells, and a 6-foot 6-inches landscaped parkway, including any necessary removal and reconstruction of the existing improvements satisfactory to the City Engineer.
 - 4. Improve Corbin Avenue being dedicated and adjoining the subdivision by the construction of the following:

- A. A concrete curb, a concrete gutter, and a 10-foot full-width concrete sidewalk with tree wells.
 - B. Suitable surfacing to join the existing pavement and to complete a 35-foot to 40-foot variable width half roadway.
 - C. Any necessary removal and reconstruction of existing improvements.
 - D. The necessary transitions to join the existing improvements.
5. Construct any necessary on-site mainline sewers satisfactory to the City Engineer.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract action. However the existing or proposed zoning may not permit this number of units.

Any removal of the existing street trees shall require Board of Public Works approval.

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05N of the Los Angeles Municipal Code.

The final map must record within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

~~No building permit will be issued until the subdivider has secured a certification from the Housing Authority that the development complies with the requirements for low and moderate income housing, per Section 12.39-A of the LAMC.~~

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

FINDINGS OF FACT (CEQA – Modified Findings)

On August 18, 2004, the City Council adopted a change of zone ordinance, General Plan Amendment and adopted a Master EIR (EIR No 2002-1230; State Clearing House No. 2002051125) in conformance with Section 15362 of the California Environmental Quality Act (CEQA) Guidelines for a 35.5-acre site or "super-block" bounded by Nordhoff Street on the south, Corbin Avenue on the west, Shirley Avenue on the east, and Prairie Street on the north. The MEIR identified mitigation measures, monitoring measures and alternatives which would mitigate the potential environmental impacts associated with the project in all impact areas except Air Quality (Operational) and Police Protection, which were found to be significantly unavoidable impacts. On April 25, 2006, the Deputy Advisory Agency approved VTT-63625 and adopted a Statement of Overriding Considerations which recognized that significant and unavoidable impacts would result from the development of the mixed-use project, but found that the benefits outweigh and override the significant unavoidable effects.

The City is the local Lead Agency for the project, with the Los Angeles Department of City Planning ("City Planning") administering the state-mandated environmental review process for the approval of the project. On August 18, 2004 the City adopted an MEIR (EIR No. 2002-1230; State Clearing House No. 2002051125), and on April 7, 2006 the City prepared an Initial Study and Checklist and found that although the project could have a significant effect on the environment, because all potentially significant effects have been analyzed adequately in the earlier MEIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier MEIR, including revisions or mitigation measures that are imposed upon the project, nothing further is required. On October 6, 2014, an Addendum to the previously adopted MEIR was prepared and found that the Revised Project and a Zoning Administrator's Adjustment request for reduced building separation will not result in any new environmental impacts not previously identified and mitigated by the MEIR. With respect to the project's significant unavoidable impacts, the Revised Project has significantly reduced the scope of the project, which would reduce the potentially significant unavoidable impacts.

The Deputy Advisory Agency has considered the Addendum as well as other environmental documentation in the record and hereby finds that the Revised Project and requested entitlements do not trigger the need, under CEQA Guidelines 15162, for a subsequent Negative Declaration and no further environmental analysis is required. Therefore the Addendum is the appropriate environmental document for review of the Applicant's entitlement requests. An Addendum does not require public circulation pursuant to CEQA Guidelines 15164 (c). The Addendum is contained in the administrative public record for the current entitlement requests. Documents constituting the record of proceedings on which approval of the project and certification of the MEIR have been based are available at the City of Los Angeles Department of City Planning, 200 N. Spring Street, Room 750, Los Angeles, California 90012.

MITIGATION MONITORING PROGRAM

The Advisory Agency hereby adopts the Mitigation Monitoring Program for the project which is described in full in Chapter V of the Final MEIR.

FINDINGS OF FACT (SUBDIVISION MAP ACT – Modified)

In connection with the approval of Vesting Tentative Tract Map No. 63625-M5, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

- (a) THE PROPOSED MAP WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The project site is located within the Chatsworth – Porter Ranch Community Plan and has a land use designation of Community Commercial, which has the following corresponding zones: CR, C2, C4, RAS3, P, and PB. On October 6, 2004, Ordinance 176189 became effective, changing the zone of the property to [T][Q]C2-1 and along with placing “Q” Conditions on the site restricting the use and development of the site. The “Q” Conditions limit the uses of the site to those permitted within the C2-1 Zone, excluding Bail-bonds business, cyber cafes, motels, night clubs, tattoo parlors, and smoke shops. There are also restrictions on the Floor Area Ratio of the entire site, 1.5:1, and height/stories restrictions (45-feet / 3-stories for commercial development and 75-feet / 6-stories for residential development). The site is not located within a Specific Plan, Community Design Overlay, or interim control ordinance area.

The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas).

As proposed, the modified tract map will reduce the number of proposed lots to be recorded pursuant to the recordation of the final tract map and reduce the number of residential units and commercial square footage of the project. The previous approval allowed for a maximum of 820 condominiums and 55,000 square feet of commercial square footage to be developed on proposed Lots 2-10, the Applicant now proposed to modify the approval to permit a maximum of 582 residential units and 21,591 square feet of commercial space on Lots 2-4. The residential and commercial uses proposed on the site are consistent with the density and uses permitted by the C2 Zone. While the “Q” condition restricts the FAR to 1.5:1, the Zoning Administrator has previously approved incidental Case No. ZA 2005-7584(ZV)(SPR) and ZA 2005-7584(ZV)(SPR)(PA1) allowing for a FAR of 2.263:1 on Lots 2-10 and limiting the FAR on Lot 1 to 0.397:1. The overall FAR for the entire site will comply with the FAR restriction of 1.5:1. Incidental Case No. Case No. ZA 2005-7584(ZV)(SPR)(PA2) is a request to permit 2.263:1

FAR to be developed on the modified tract map Lots 2-4.

The previously approved development consisted of large condominium buildings. The condominiums buildings have been redesigned and are now proposed as detached condominiums on proposed Lot 4. The detached condominiums consist of two designs, which include the typical townhouse design and vertical duplexes. In order to accommodate the redesign the condominium development, the Applicant has requested a Zoning Administrator's Adjustment, Case No. ZA 2014-2634(ZAA), to permit a reduction ranging between 6-feet to 10-feet for separation between the detached condominiums in order to provide additional open space and pedestrian walkways through the development.

With the approval of incidental Case Nos. ZA 2005-7584(ZV)(SPR)(PA2) and ZA 2014-2634(ZAA) the proposed modified tract map will be consistent with the intent and purpose of the applicable General Plan.

- (b) THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The subject property is a 27.13-acre, irregular shaped parcel located on the easterly portion of the 35.5-acre "super-block" analyzed under the MEIR (EIR No. 2002-1230). The subject property is located at 19501 Nordhoff Street (19601 West Nordhoff Street) in the Chatsworth-Porter Ranch Community Plan area. The project site was recently designated Community Commercial on the adopted Community Plan and is zoned [T][Q]C2-I pursuant to Ordinance No. 176,189.

~~The project site is currently vacant except for an existing 141,504 square foot Lowe's retail home improvement store (approved under CPC 2004-6191-CU) fronting on Nordhoff Street located on the westerly 11 acres of the total ownership. Tentative Tract No. 063625 is approved as a part of this action to subdivide the ownership into 40 lots 4 lots. Of the 27.13-acre site, Lot 1 of Vesting Tentative Tract Map No. 63625 has been recorded and developed with a 141,504 square foot Lowe's retail home improvement store (approved under CPC 2004-6191-CU) fronting on Nordhoff Street located on the westerly 11 acres of the total ownership. Lot 1 will be 11 acres at the northeast corner of Corbin Avenue and Nordhoff Street for the existing Lowe's store and Lots 2 through 40 4 will be the remaining 16.2 acres fronting on Nordhoff Street and adjoining Shirley Avenue for the proposed mixed-use project. A senior residential care facility and condominium project are also proposed to be will be located on the northwest corner of the 35.5-acre super-block under a separate application and environmental analysis (Case No ZA 2005-8912-ZV-SPR). The senior residential care facility has already been constructed.~~

~~The applicant is proposing to construct a mixed-use development consisting of 820 residential condominium units (1,471,507 square feet), 28,000 square feet of~~

~~retail use, 12,000 square feet of restaurant use, a 15,000 square-foot spa, and a 15,000 square-foot community building. The residential condominium units will range between 700 to 2,600 square feet.~~

The applicant is proposing to construct a mixed-use development consisting of 582 residential units and 21,591 square feet of commercial space on proposed Lots 2-4. As proposed, there will be 429 apartment units and 21,591 square feet of commercial space on Lots 2 and 3 and 153 residential condominiums on Lot 4.

A mixed-use development is allowed by right under the C2 Zoning. However, the proposed mixed-use development is regulated by Ordinance No. 176,189 (effective October 6, 2004). Condition No. 6 of Ordinance No. 176,189 states as follows:

6. *Residential Height: The maximum height of any residential development shall not exceed 6-stories, 75 feet. However, utilizing the maximum height shall only be allowed on the interior portions of the eastern half of the lot.*

~~The proposed project conforms to the maximum height limitation of 75 feet, and only portions of the project within the interior of the site reach the 75-foot height limit, excluding mechanical and elevator roof projections, as well as non-habitable architectural roof expressions. However, because the proposed two-level interior penthouse units have a mezzanine with a floor area of greater than 33 percent of the lower level floor area, the mezzanine is considered to be an additional story by the Department of Building and Safety. The applicant is therefore requesting a variance to permit 7 stories for those portions of the buildings which contained the penthouse units.~~

The proposed project conforms to the maximum height limitation of 75-feet. The previously approved project had portions of the building which reached the 75-foot height limit, excluding mechanical and elevator roof projections, as well as non-habitable architectural roof expressions, and required a Zone Variance to permit a seventh story due to a mezzanine level that was proposed in penthouse. The revised project will vary in height, with the condominiums on Lot 4 having a maximum height of 43-feet and the mixed use project having a maximum height of 68-feet. The proposed apartment and commercial building will be six stories.

In addition, Condition No. 2 of Ordinance No. 176,189 states as follows:

2. *Floor Area Ratio: The site shall not exceed an FAR of 1.5: 1 or the square footage identified in condition number 3 below, whichever is less. This shall be for all commercial and residential uses.*

Pursuant to Ordinance No. 176,189, the proposed project conforms to the

allowable floor area ratio of 1.5:1 for the entire site. The total available lot area of the entire site (Parcel B, PMLA 7191), after dedications, is 1,181,723 square feet. At a floor area ratio of 1.5:1, the allowable floor area on the site, including the Lowe's home improvement center and the proposed mixed-use project is 1,772,585 square feet of floor area. The Lowe's building contains 141,504 square feet of floor area, leaving a remaining available floor area of 1,631,081 square feet. If the entire ownership were to remain as one parcel (Parcel B, PMLA 7191), the proposed mixed-use project would fully conform to the letter of "Q" Condition. However, for sale and financing purposes the large single parcel is proposed to be subdivided into ~~40~~ 4 parcels, one for the existing Lowe's home improvement center and ~~nine~~ three for the proposed mixed-use project.

Of the remaining available 1,631,081 square feet of floor area, 50,000 square feet would remain available on Lot 1, for a total floor area ration on Lot 1 of 0.396:1. The floor area for Lots 2 through ~~40~~ 4 would be a maximum of 1,581,081 square, resulting in a floor area ration of 2.263:1 instead of the permitted floor area ratio of 1.5:1. However, this increased floor area ratio for the mixed-use Lots 2 through ~~40~~ 4 is balanced by the very low floor area ratio of 0.396:1 to be maintained on the Lowe's parcel (Lot 1). This lower floor area ratio would be guaranteed to not be exceeded by a recorded Covenant and Agreement with the City of Los Angeles, which would run with the land and be binding on any and all future owners, heirs or assigns. Overall, the two parcels would conform to the intent of "Q" Condition No. 2 by limiting the overall floor area ratio for the total property to 1.5: 1.

The proposed project does not comply with Commercial Corner Development regulations and conditions pursuant to L.A.M.C. Sections 12.24.W.27 and 12.22.A.23. The proposed development is part of a larger super-block including a Lowe's home improvement store fronting on Nordhoff Street. A senior residential care facility has been proposed on the southeast corner of Corbin Avenue and Prairie Street. The super-block has been extensively reviewed by the community, Council office, and Department of City Planning. Site-specific standards were established for the super-block which do not conform with Commercial Corner Development regulations. The project is exempt from the Commercial Corner Development requirements because this is a Vesting Tentative Tract Map which was filed prior to the approval of the residential project on the corner of Prairie Street and Shirley Avenue.

The proposed mixed-use development complies with all other applicable provisions of the Los Angeles Municipal Code, Planning and Zoning Section.

The Citywide General Plan Framework Element of the City of Los Angeles General Plan approved by the City Council on December 11, 1996 sets forth a Citywide comprehensive long-range growth strategy. The Framework Elements states the following goals:

Multi-family neighborhoods that enhance the quality of life for the City's existing and future residents.

Housing, jobs, and services in mutual proximity.

The proposed mixed-use development offers multi-family housing opportunities for the City's residents and also provides retail and restaurant uses, a spa, and a community center that will benefit residents of the proposed project and the community as a whole.

The proposed project provides housing, jobs, and services in mutual proximity. The subject site includes and is proximal to various commercial, industrial, and light industrial uses that offer services and job opportunities to the condominium residents.

Furthermore, the Framework Element requires that multiple-family dwellings be designed to convey a high visual quality and incorporate recreational and open space amenities for residents. The proposed mixed use development provides attractively landscaped common areas, including a pool, spa, courtyards, gardens, promenade seating, and outdoor fire pits.

The proposed project is located within the area covered by the Chatsworth-Porter Ranch Community Plan as adopted by the City Council on September 4, 1993. An objective of the Community Plan is stated as follows:

3. *To make provisions for the housing required to satisfy the varying needs and desires of all economic segments of the Community, maximizing the opportunity for individual choice.*

The proposed mixed-use development provides the community with 820 residential condominium units, thereby offering sorely needed residential housing that includes and is proximal to commercial uses.

The Chatsworth-Porter Ranch Community Plan discusses Housing Standards and Criteria as follows:

Multiple-residential developments should be provided with adequate open space and usable recreation areas.

As previously discussed, the proposed mixed-use development is designed with attractively landscaped common areas, including a pool, spa, courtyards, gardens, promenade seating, and outdoor fire pits.

Another objective of the Chatsworth-Porter Ranch Community Plan is:

To promote economic well-being and public convenience through allocating and distributing commercial lands for retail, service, and other facilities in quantities and patterns based on Los Angeles City Planning Department accepted principles and standards.

The Land Use section of the Community Plan continues to state:

The commercial lands (not including associated parking) designated by this Plan to serve suburban residential areas in this Plan are adequate to meet the needs of the projected population to the year 2010.

The proposed mixed-use development promotes the economic well-being of the community by offering retail and restaurant uses and a spa on land that is designated Community Commercial by the Community Plan.

Therefore, the project is consistent with the General Plan. The geographic area in which the project is located is not governed by any Specific Plan.

(c) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT.

~~The applicant is proposing to construct a mixed-use development consisting of 820 residential condominium units (1,471,507 square feet), 28,000 square feet of retail use, 12,000 square feet of restaurant use, a 15,000 square foot spa, and a 15,000 square foot community building. The residential condominium units will range between 700 to 2,600 square feet.~~

The applicant is proposing to construct a mixed-use development consisting of 582 residential units and 21,591 square feet of commercial space on proposed Lots 2-4. As proposed, there will be 429 apartment units and 21,591 square feet of commercial space on Lots 2 and 3 and 153 residential condominiums on Lot 4.

Parking for the proposed project will meet or exceed L.A.M.C. requirements. Parking will be provided at 2.5 spaces per condominium unit for Lot No. 3 4 and 2.5 spaces per unit in Lot Nos. 2, 4, 5, 6, and 7 and parking will be provided at a minimum of 2.17 per residential apartment units and per code for the commercial uses. Parking for the apartments and commercial uses will be provided primarily in two parking structures, with some surface parking. Parking for the condominiums will be provided in private garages, with surface parking for the guest parking spaces. For the retail use, parking will be provided at a rate of 4 spaces per 1,000 square feet. For the restaurant use, parking will be provided at a rate of 10 per 1,000 square feet. Parking spaces will be provided at 4 per 1,000 square feet for the spa. Parking will primarily be located in structures at ground level and two levels below ground, with limited surface parking along the interior

driveways.

~~Building heights will vary between 35 and 55 feet along the Nordhoff Street frontage, 21 and 55 feet along the Shirley Avenue frontage, 55 to 75 feet along Prairie Street, and 55 to 75 feet along interior driveways. The buildings are stepped up and back from the adjacent streets to a maximum height of 7 stories and 75 feet for the penthouse units in the interior portion of the site. As previously discussed, pursuant to Ordinance No. 176,189, the proposed project conforms to the maximum height limitation of 75 feet, and buildings are stepped up and back from the streets to a maximum height of 75 feet for the penthouse units in the interior portion of the site. However, because the proposed two-level interior penthouse units have a mezzanine with a floor area of greater than 33 percent of the lower level floor area, the mezzanine is considered to be an additional story by the Department of Building and Safety. The applicant is therefore requesting a variance to permit 7 stories for those portions of the buildings which contain the penthouse units.~~

The proposed project conforms to the maximum height limitation of 75-feet. The previously approved project had portions of the building which reached the 75-foot height limit, excluding mechanical and elevator roof projections, as well as non-habitable architectural roof expressions, and required a Zone Variance to permit a seventh story due to a mezzanine level that was proposed in penthouse. The revised project will vary in height, with the condominiums on Lot 4 having a maximum height of 43-feet and the mixed use project having a maximum height of 68-feet. The proposed apartment and commercial building will be six stories.

In addition, the proposed project conforms to the allowable floor area ratio of 1.5:1 pursuant to Ordinance No. 176,189 for the entire site. The total available lot area of the entire site (Parcel B, PMLA 7191), after dedications, is 1,871,723 square feet. Case No. ZA 2005-7584(ZV)(SPR) was approved on May 15, 2006 and granted a Zone Variance to allow an FAR of 2.413:1 on Lots 2 and 3 while limiting the FAR on Lot 1 to 0.293:1. On February 1, 2008, an approval of plans was approved by the Zoning Administrator to permit a FAR of 2.263:1 on Lots No. 2 – Lot No. 10 and 0.397:1 on Lot 1. The approval was incidental to the approval of VTT-62635-M3, which modified the approved tract and reduced the number of lots. The applicant has requested an approval of plans to permit the FAR of 2.263:1 to be developed on proposed Lots 2-4.

Phase I of the project, has been completed with the recordation of Lot 1 and the construction, use, and maintenance of the Lowe's Home Improvement store.

Due to the scale of the project, the mixed use development was to be constructed in four (4) phases. However, with the reduced project size, the project will consist of only two phases. Phase II will consists of the recordation of the final three (3) lots and the construction of the mixed use development.

~~Phase II of the proposed project is designed with tall storefront expressions that maximize visibility and extend interior activity out to the sidewalk. Patterning is utilized to add depth and interest to the storefront. Canopies define the outdoor pedestrian "room" along the street and create a permeable screen between public and private space.~~

~~Phase II of the mixed-use development include recreational amenities, such as a pool, spa, landscaped courtyards, promenade seating, outdoor fire pits, common open space areas, fitness center and community rooms. Phase II also include standards for setbacks, load areas, lighting, landscaping, and trash collections. Service/loading areas are located on the ground floor at the east and west side of the project site and are accessible from an access aisle and Shirley Avenue. Design standards have been developed and approved by the Ad Hoc Design Review Board, and Condition No. 20 requires that the guidelines be included in the CC&Rs and be recorded.~~

Furthermore, the applicant has attended all meetings that the Ad Hoc Design Review Board has convened since its formation in order to be fully knowledgeable of the other projects being considered by the Ad Hoc Design Review Board and to gain an understanding of the Ad Hoc Design Review Board's concerns and goals regarding the entire super-block. On October 6, 2005, the applicant made its first formal presentation to the Ad Hoc Design Review Board for the subject project. The concerns and questions of the Ad Hoc Design Review Board were noted and have been addressed. Design standards have been developed and approved by the Ad Hoc Design Review Board, and Condition No. 20 requires that the guidelines be included in the CC&Rs and be recorded. The Applicant has submitted a design package reflecting amendments to the Ad Hoc Design Guidelines, dated October 1, 2014.

The Bureau of Engineering is requiring street dedications along Corbin Avenue and Nordhoff Street, as well as street improvements along Shirley Avenue, Prairie Street, Nordhoff Street, and Corbin Avenue. These dedication and improvements as well as the \$500,000 payment to the Department of Transportation for mitigation measures in the project area will result in the site being physically suitable for the proposed development.

- (d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

The site is one of the under-improved properties in the vicinity. The development of this tract is an infill of an otherwise mixed-use neighborhood.

The site is level and is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone. The Department of Building and

Safety, Grading Division, has requested additional information for the Ground Lot No. 1. The soils report for Ground Lot No. 1 was previously approved by the Department of Building and Safety Grading Division in connection with the completed Lowe's store located on that lot. This tract has been approved contingent upon a satisfactory review of the soils report.

- (e) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

On August 18, 2004, the City adopted a change of zone ordinance, General Plan Amendment and certified a Master EIR (ENV2002-1230-EIR) in conformance with Section 15362 of the California Environmental Quality Act (CEQA) Guidelines for the project area. Section 15175 of the CEQA Guidelines indicates that a Master EIR is intended to identify potential mitigation measures early to streamline later environmental analysis.

In accordance with Section 15177 of the CEQA Guidelines, an Initial Study was prepared to determine if this subsequent project was described within the Master EIR and if any additional significant effects on the environment which were not previously examined within the Master EIR will occur. Based on the Initial Study, no additional significant environmental effects will result from this project. No new additional mitigation measures are required, and the project is within the scope of the MEIR.

In accordance with October 6, 2014, an Addendum was prepared to determine if the revised project would require additional mitigation measures and to evaluate the environmental impacts of an additional entitlement request to permit reduced building separation between the redesigned condominium buildings. An updated traffic study was prepared and reviewed by the Department of Transportation, and was found to be sufficient and did not require any additional mitigation measures or studies. It has been determined that the revised reduced project would not require new or additional mitigation measures and that the proposed project is within the scope of the scenarios analyzed in the MEIR.

Therefore, pursuant to the Master EIR for the project area (ENV2002-1230-EIR), the proposed project incorporates feasible mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would substantially lessen the significant environmental effects of the project, and/or any additional findings as may be required by CEQA.

- (f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

There appear to be no potential public health problems caused by the design or improvement of the proposed subdivision.

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which is currently being upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate, the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

- (g) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

No such easements are known to exist. Needed public access for roads and utilities will be acquired by the City prior to recordation of the proposed tract.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION WILL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.

Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation. The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract Map No. 63625-M5. The conditions of approval included in this letter of determination supersede those listed in the following documents: 1) Vesting Tentative

Tract Map No. 63625 issued on April 25, 2006, 2) Vesting Tentative Tract Map No. 63625-M1 issued on October 11, 2006, 3) Vesting Tentative Tract Map No. 63625-M2 issued on April 13, 2007, 4) Vesting Tentative Tract Map No. 63625-M3 issued on October 31, 2007, and 5) Vesting Tentative Tract Map No. 63625-M4 issued on February 8, 2008.

Michael J. LoGrande
Advisory Agency



FERNANDO TOVAR
Deputy Advisory Agency

FT:MS:jjq

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the North Valley Area Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

Figueroa Plaza
201 N. Figueroa St., 4th Floor
Los Angeles, CA 90012
213 482-7077

Marvin Braude San Fernando Valley
Constituent Service Center
6262 Van Nuys Blvd., Room 251
Van Nuys, CA 91401
818 374-5050

Forms are also available on-line at <http://cityplanning.lacity.org/>

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.

If you have any questions, please call Development Services Counter at (213) 482-7077 or (818) 374-5050.