

**PLANNING DEPARTMENT TRANSMITTAL  
TO THE CITY CLERK'S OFFICE**

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
APCSV-2015-887-ZC	ENV-2015-890-MND	3
PROJECT ADDRESS:		
18913-18917 W. Gault Street		
APPLICANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Great Homes, LLC 16060 Ventura Blvd, Ste 110 Encino, CA 91436-4411	(310) 600-3355	
<input type="checkbox"/> New/Changed		
APPELLANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Dan O'Donnell, Room 430, Braude Buildin	818.374.9907	dan.odonnell@lacity.org
APPROVED PROJECT DESCRIPTION:		
<p>Demolition of three existing single-family homes and the subsequent construction, use, and maintenance of 12 single-family homes, in a small lot subdivision configuration, on a 38,280 square-foot site, consisting of two (2) parcels. Each of the proposed homes will be two (2) stories, with a maximum height of 28 feet, 10 inches, and each will provide two (2), covered, off-street automobile parking spaces.</p>		

**COMMISSION ACTION(S) / ZONING ADMINISTRATOR ACTION(S): (CEA's PLEASE CONFIRM)**

1. **Approved and Recommended** that the City Council adopt Mitigated Negative Declaration No. ENV-2015-890-MND and the Mitigation Monitoring Program;
2. **Disapproved** the Zone Change request as filed;
3. **Approved and Recommended** that the City Council adopt a **Zone Change** from R1-1-RIO and (T)(Q) RD3-1-RIO to (T)(Q)RD3-1-RIO, subject to the attached (Q) and (T) Conditions of Approval;
4. **Adopted** the attached Findings; and
5. **Advised** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that the mitigation conditions are implemented and maintained throughout the life of the project, and the City may require any necessary fees to cover the cost of such monitoring.

**ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION:**

Zone Change from R1-1-RIO and (T)(Q)RD3-1-RIO to (T)(Q)RD3-1-RIO.

**FINAL ENTITLEMENTS NOT ADVANCING:**

N/A

**ITEMS APPEALED:**

None

ATTACHMENTS:	REVISED:	ENVIRONMENTAL CLEARANCE:	REVISED:
<input checked="" type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption	<input type="checkbox"/>
<input checked="" type="checkbox"/> Findings of Fact	<input type="checkbox"/>	<input type="checkbox"/> Negative Declaration	<input type="checkbox"/>
<input type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input type="checkbox"/> Mitigated Negative Declaration	<input type="checkbox"/>
<input checked="" type="checkbox"/> Conditions of Approval	<input type="checkbox"/>	<input type="checkbox"/> Environmental Impact Report	<input type="checkbox"/>
<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Mitigation Monitoring Program	<input type="checkbox"/>
<input checked="" type="checkbox"/> Zone Change Map	<input type="checkbox"/>	<input type="checkbox"/> Other _____	<input type="checkbox"/>
<input type="checkbox"/> GPA Resolution	<input type="checkbox"/>		
<input type="checkbox"/> Land Use Map	<input type="checkbox"/>		
<input type="checkbox"/> Exhibit A - Site Plan	<input type="checkbox"/>		
<input type="checkbox"/> Mailing List	<input type="checkbox"/>		
<input type="checkbox"/> Land Use	<input type="checkbox"/>		
<input type="checkbox"/> Other _____	<input type="checkbox"/>		

**NOTES / INSTRUCTION(S):**

Representative:  
Steve Nazemi, DHS & Associates Inc.  
275 Centennial Way, Ste 205  
Tustin, CA 92780-3709  
(714) 665-6569

**FISCAL IMPACT STATEMENT:**

Yes

No

\*If determination states administrative costs are recovered through fees, indicate "Yes".

**PLANNING COMMISSION:**

- City Planning Commission (CPC)
- Cultural Heritage Commission (CHC)
- Central Area Planning Commission
- East LA Area Planning Commission
- Harbor Area Planning Commission

- North Valley Area Planning Commission
- South LA Area Planning Commission
- South Valley Area Planning Commission
- West LA Area Planning Commission

**PLANNING COMMISSION HEARING DATE:**

July 23, 2015

**COMMISSION VOTE:**

4 - 0

**LAST DAY TO APPEAL:**

**APPEALED:**

**TRANSMITTED BY:**

*Shonda Ketyay*

**TRANSMITTAL DATE:**

AUG 14 2015



## SOUTH VALLEY AREA PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300  
[www.planning.lacity.org](http://www.planning.lacity.org)

AUG 14 2015

Determination Mailing Date: \_\_\_\_\_

**CASE: APCSV-2015-887-ZC**  
**CEQA: ENV 2015-890-MND**

**Council District:** 3 - Blumenfield  
**Location:** 18913-18917 W. Gault Street  
**Plan Area:** Reseda-West Van Nuys  
**Zone:** R1-1-RIO  
**Request:** Zone Change

**Applicant:** Great Homes, LLC  
Representative: Steve Nazemi, DHS & Associates, Inc.

At its meeting on **July 23, 2015**, the following action was taken by the **South Valley Area Planning Commission**:

1. Approved and Recommended that the City Council adopt Mitigated Negative Declaration No. ENV-2015-890-MND and the Mitigation Monitoring Program.
2. Disapproved the Zone Change request as filed.
3. Approved and Recommended that the City Council adopt a Zone Change from R1-1-RIO and (T)(Q)RD3-1-RIO to (T)(Q)RD3-1-RIO, subject to the (Q) and (T) Conditions of Approval.
4. Adopted the Staff Findings.
5. Advised the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that the mitigation conditions are implemented and maintained throughout the life of the project, and the City may require any necessary fees to cover the cost of such monitoring.

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

This action was taken by the following vote:

Moved: Commissioner Beatty  
Seconded: Commissioner Kim  
Ayes: Commissioner Dierking and Mather  
Absent: Commissioner Cochran

**Vote: 4 - 0**

  
Rhonda Ketay, Commission Executive Assistant  
South Valley Area Planning Commission

If the Commission has ***disapproved*** the Zone Change request, in whole or in part, **only the applicant** may appeal that disapproval to the City Council within 20 days after the mailing date of this determination. Any appeal not filed within the 20-day period shall not be considered by the Council. All appeals shall be filed on forms provided at the Planning Department's public Counters at 201 North Figueroa Street, Fourth Floor, Los Angeles, or at 6262 Van Nuys Boulevard, Room 251, Van Nuys. Forms are also available on-line at [www.planning.lacity.org](http://www.planning.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.

Attachments: (T) Conditions, Ordinance, Zone Change Map, (Q) Conditions, Zone Change Signature Sheet, and Findings

cc: Notification List  
Daniel O'Donnell

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

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

1. Dedication(s) and Improvement(s). Prior to the issuance of any building permits, public improvements and dedications for streets and other rights-of-way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation, Fire Department (and other responsible City, regional and federal government agencies, as may be necessary).

Installation of tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. Some tree removal in conjunction with the street improvements may require Board of Public Works approval. The applicant should contact the Urban Forestry Division for further information at (213) 847-3077.

2. Responsibilities/Guarantees.
  - a. As part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.
  - b. Prior to issuance of sign-offs for final site plan approval and/or project permits by the Planning Department, the applicant/developer shall provide written verification to the Planning Department from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to project design required by a public agency shall be documented in writing and submitted for review by the Planning Department.
3. Construction of necessary sewer facilities to the satisfaction of the Bureau of Engineering. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
4. Construction of necessary drainage facilities to the satisfaction of the Bureau of Engineering.
5. Construction of tree wells and planting of street trees and parkway landscaping to the satisfaction of the Street Tree Division of the Bureau of Street Maintenance.
6. Preparation of a parking area and driveway plan to the satisfaction of the appropriate Valley District Office of the Bureau of Engineering and the Department of Transportation. The driveway, parking and loading area(s) shall be developed substantially in conformance with the provisions and conditions of the subject Department of Transportation authorization. Emergency vehicular access shall be subject to the approval of the Fire Department and other responsible agencies.

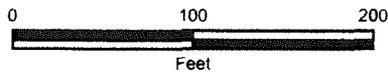
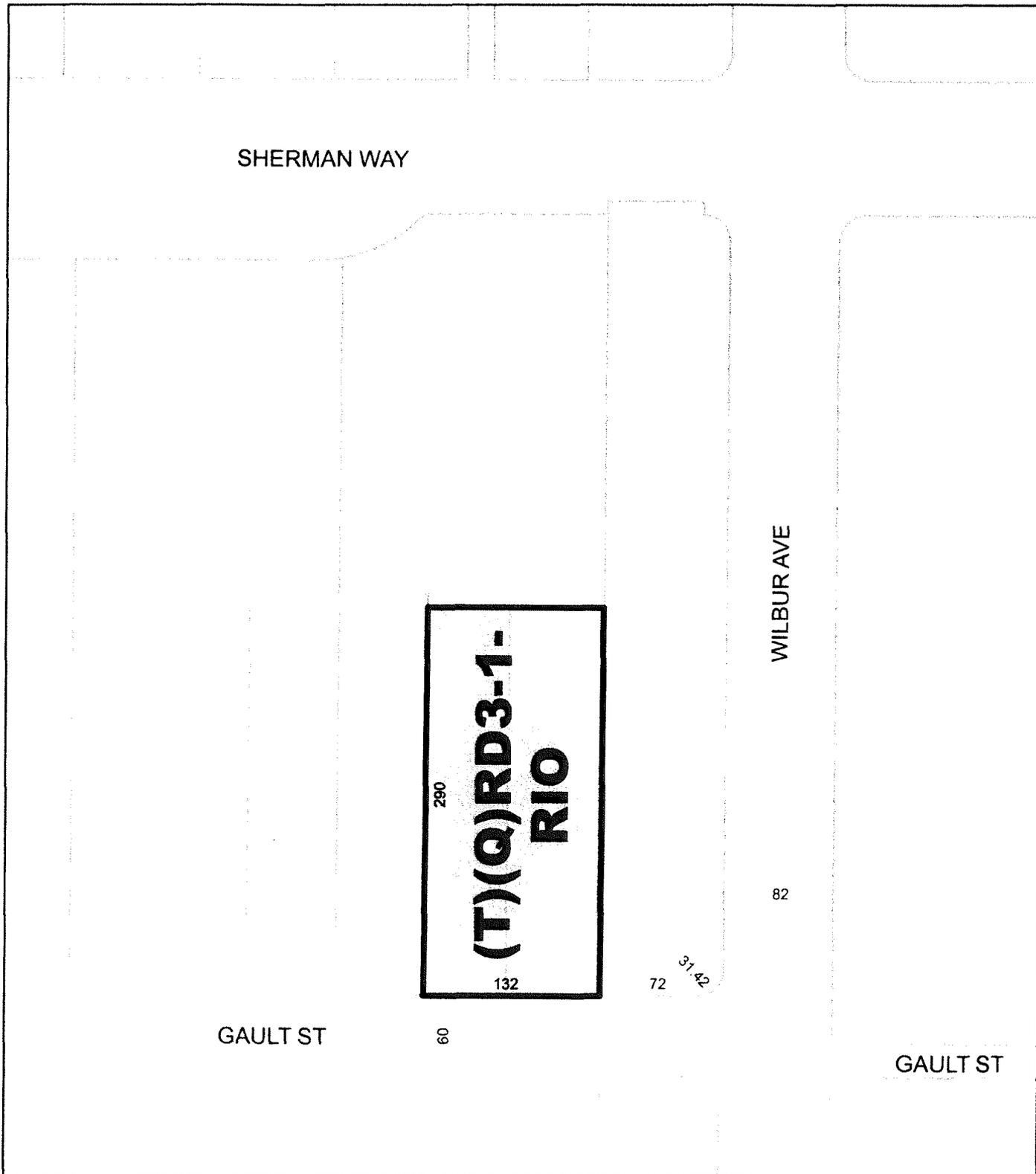
7. Installation of street lights to the satisfaction of the Bureau of Street Lighting.
8. That street lighting modifications be required at an intersection if there are improvements by the Department of Transportation (also for off-site improvements).
9. Preparation of a plot plan to the satisfaction of the Fire Department.
10. Making any necessary arrangements with the appropriate cable television franchise holder to assure that cable television facilities will be installed in City rights-of-way in the same manner as is required of other facilities, pursuant to Municipal Code Section 17.05N, to the satisfaction of the Department of Telecommunications.
11. Police Department. Preparation of a 'plot plan in conformance with the Design Out Crime Guideline Booklet and guidelines defined in the Crime Prevention Through Environmental Design (CPTED) handbook to mitigate impacts on police services. Police recommendations may include but are not limited to secured parking, security fencing, security lighting, information signs, building design and landscaping to reduce places of potential concealment. The plans shall be to the satisfaction of LAPD Crime Prevention Section Personnel.
12. Notice: Prior to issuance of a clearance letter by the Bureau of Engineering, all engineering fees pertaining to Ordinance No. 176,077 adopted by the City Council, must be paid in full at the Development Services Division office.
13. Notice: Certificates of Occupancy for the subject property will not be issued by the City until the construction of all the public improvements (streets, sewers, storm drains, etc.), as required herein, are completed to the satisfaction of the City Engineer.
14. Covenant. Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded by the property owner in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. Further, the agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date must be given to the City Planning Department for attachment to the subject file.
15. Recreation and Parks. Per Section 12.33 of the Los Angeles Municipal Code, the applicant shall dedicate land for park or recreational purposes or pay the applicable Quimby fees for the construction of condominiums, or Recreation and Park fees for construction of apartment buildings.

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

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

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

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



D.M. 183 B 121	APCSV-2015-0887-ZC
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## (Q) QUALIFIED CONDITIONS OF APPROVAL

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

### A. Development Conditions:

1. **Use.** The property shall comply with the use, restrictions/limitations, and area provisions of the RD3 Zone, pursuant to LAMC Section 12.10, unless modified by herein conditions or subsequent action.
2. **Height.** The Project shall not exceed 28 feet, 10 inches in height, as defined by Section 12.21.1 B.3 of the LAMC, and as shown on the project plans dated **September 11, 2014**, and labeled "**Exhibit A**", attached to the subject case file.
3. **Plot/Site Plan.** Prior to the issuance of any building permits for the subject project, detailed development plans, including site and elevation plans, and including complete landscape and irrigation plans prepared by a licensed landscape architect or architect, shall be submitted for review by Council District 3 and review and approval by the Department of City Planning for verification of compliance with the imposed conditions. The plans submitted to Building and Safety shall be in substantial conformance with the plans dated **September 11, 2014**, and labeled "**Exhibit A**", attached to the subject case file. Minor deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
4. **Off-street Parking.** Automobile and bicycle parking shall be provided on-site as required by L.A.M.C. Sections 12.21 A.4 and 12.21 A.16, respectively. Guest automobile parking spaces shall be provided in accordance with the requirement imposed by Vesting Tentative Tract No. VTT-73200-SL.
5. **Landscaping (Open Areas).** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning. The landscape plan shall be in compliance with the landscape provisions of the RIO District, Section 13.17 of the LAMC. No trash or recycling areas shall be located within a required landscaped setback.

### B. Environmental Conditions (ENV-2015-890-MND):

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

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

-Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1- August 31 (as early as February 1 for raptors) to avoid take

(including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86).

-If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:

-Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within properties adjacent to the project site, as access to adjacent areas allows. The surveys shall be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.

-If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species until August 31.

-Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.

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

#### **7. Tree Removal (Non-Protected Trees)**

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

-All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.

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

-An arborist report prepared by a certified arborist shall be prepared indicating the location, size, type, and general conditions of all existing trees on the site and within the adjacent right-of-way.

**C. Administrative Conditions:**

8. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.
9. **Code Compliance.** The area, height and use regulations of the (T)(Q)R3-1-RIO zone classification of the subject property shall be complied with, except where conditions herein are more restrictive.
10. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
11. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.
12. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
13. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
14. **Mitigation Monitoring.** The applicant shall identify mitigation monitors who shall provide periodic status reports on the implementation of the Environmental Conditions specified herein, as to area of responsibility, and phase of intervention (pre-construction, construction, post-construction/maintenance) to ensure continued implementation of the Environmental Conditions.

Sec. \_\_\_\_\_. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of \_\_\_\_\_.

HOLLY L. WOLCOTT, City Clerk

By \_\_\_\_\_ Deputy

Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor

Pursuant to Section 558 of the City Charter,  
The South Valley Area Planning Commission on  
July 23, 2015, recommended this ordinance be  
adopted by the City Council.

  
\_\_\_\_\_  
Rhonda Ketay, Commission Executive Assistant  
South Valley Area Planning Commission

File No. \_\_\_\_\_

## FINDINGS

### A. General Plan/Charter Findings

1. **General Plan Land Use Designation.** The subject property is located within the Reseda-West Van Nuys Community Plan, last updated and adopted by the City Council on November 17, 1999. The existing Plan designates the subject lots as Low Medium I Residential, which corresponds to the R2, RD3, RD4, RZ3, RZ4, RU, and RW1 zones. The proposed zone change to RD3-1-RIO zone is consistent with the land use designation on the plan map and thus is in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted Community Plan.
2. **Community Plan Land Use Policy.** The proposed project within the recommended zone change to RD3-1 conforms to the following goals, objectives and policy of the Community Plan:

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

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

**Policy 1-1.1** Designate specific lands to provide for adequate multi-family residential development.

**Program:** The Plan Map identifies specific areas where multi-family residential development is permitted.

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

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

**Objective 1-3:** Preserve and enhance the character and integrity of existing single and multi-family neighborhoods.

**Policy 1-3.1** Seek a high degree of compatibility and landscaping for new infill development to protect the character and scale of existing residential neighborhoods.

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

The proposed project will meet the above objectives and policies by providing additional housing at an appropriate density and location to meet the plan area's needs, and by implementing the assigned community plan land use designation. The site is located within an area completely improved with multiple residential units. The proposed RD3 zone and new 12-home small lot subdivision would be compatible with the existing neighborhood land use and character.

The project has also been conditioned to dedicate and improve the surrounding public right-of-ways, if required, which will serve to enhance the roadways, sidewalks, street trees and street lighting along the site, and provide for better connectivity within the neighborhood. Other utilities and public services for the site, including the availability of sewer and drainage facilities in Gault Street, are appropriately mitigated by conditions required in the approval for the subject zone change. Significant traffic impacts are not expected from the project, and the site is in close proximity to several bus lines operating along Sherman Way, Tampa Avenue and Reseda Boulevard. Therefore, the project is not expected to cause any adverse impacts on livability, services and public facilities, or traffic levels.

Additionally, the Community Plan sets standards for Urban Design which include the need for a pedestrian entrance at the front of each home, and for a building design of quality and character. The submitted project has been conditioned to these design standards.

Therefore, as conditioned, the project meets the objectives of the Community Plan, is permitted in the RD3 Zone, and is consistent with the general plan land use designation.

B. **Entitlement Findings**

**Zone Change, Sec. 12.32-F of the LAMC.** The recommended zone change is consistent with the General Plan and in conformance with the public necessity, convenience, general welfare or good zoning practice in that it would permit a development which, as conditioned, is consistent with the General Plan land use designation, meets the objectives of the Community Plan, and is consistent with previously-granted zone changes to the same zone along the same block face as part of the area's transition to higher density.

The project is convenient in location to major streets, such as Sherman Way and Wilbur Avenue, and, as an infill project, will have adequate access to existing City services and infrastructure. There is a necessity for housing in all income levels and housing types, and the 12-home project will create more opportunity for multiple, single-family style housing in the vicinity. Properties in the immediate neighborhood primarily consist of multiple residential buildings. One of the two subject lots and the lot immediately adjacent to the west are the last remaining R1-zoned properties located on the north side of this block of Gault Street between Vanalden Avenue and Wilbur Avenue, which is planned and predominately zoned for multi-family developments. A zone change from R1-1-RIO to (T)(Q)RD3-1-RIO and construction of a 12-home small lot subdivision would be compatible with the use and density of existing adjacent developments.

The action, as recommended, has been made contingent upon compliance with the "(T)" and "(Q)" conditions imposed herein. Such limitations are necessary to protect the best interests of, and to assure a development more compatible with, surrounding properties, to

secure an appropriate development in harmony with the General Plan, and to prevent or mitigate the potential adverse environmental effects of the subject recommended action.

- C. **CEQA Findings.** A Mitigated Negative Declaration (ENV-2015-890-MND) was prepared for the proposed project. On the basis of the whole of the record before the lead agency, including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND, there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Mitigated Negative Declaration and Mitigation Monitoring Program reflects the lead agency's independent judgment and analysis. Other identified potential impacts not specifically mitigated by these conditions are already subject to existing City ordinances (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Landscape Ordinance, Stormwater Ordinance, etc.), which are specifically intended to mitigate such potential impacts on all projects.
- D. **Other Required Findings.**
1. The **Sewerage Facilities Element** of the General Plan will be affected by the recommended action. However, requirements for construction of sewer facilities to serve the subject project and complete the City sewer system for the health and safety of City inhabitants will assure compliance with the goals of this General Plan Element.
  2. **Fish and Wildlife.** The subject project, which is located in Los Angeles County, will not have an impact on fish or wildlife resources or habitat upon which fish and wildlife depend, as defined by California Fish and Game Code Section 711.2.
  3. Based upon the above findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.



# DEPARTMENT OF CITY PLANNING

## RECOMMENDATION REPORT



### South Valley Area Planning Commission

**Date:** Thursday, July 23, 2015  
**Time:** After 4:30 p.m.  
**Place:** Marvin Braude San Fernando Valley  
Constituent Services Center  
6262 Van Nuys Blvd., First Floor  
Conference Room  
Van Nuys, CA 91401

**Public Hearing:** Friday, June 19, 2015  
**Appeal Status:** Appealable by applicant if  
denied  
**Expiration Date:** August 15, 2015

**Case No.:** APCSV-2015-887-ZC  
**CEQA No.:** ENV 2015-890-MND  
**Incidental Cases:** Vesting Tentative Tract Map No.  
73200-SL  
**Council District:** CD 3 – Bob Blumenfield  
**Plan Area:** Reseda – West Van Nuys  
**Specific Plan:** None  
**Certified NC:** Reseda Neighborhood Council  
**General Plan:** Low Medium I Residential  
**Zone:** R1-1-RIO; (T)(Q)RD3-1-RIO  
**Applicant:** Great Homes, LLC  
**Representative:** Steve Nazemi, DHS &  
Associates, Inc.

### PROJECT

**LOCATION:** 18913 – 18917 W. Gault Street

### PROPOSED PROJECT:

Demolition of three existing single-family homes and the subsequent construction, use, and maintenance of 12 single-family homes, in a small lot subdivision configuration, on a 38,280 square-foot site, consisting of two (2) parcels. Each of the proposed homes will be two (2) stories, with a maximum height of 28 feet, 10 inches, and each will provide two (2), covered, off-street automobile parking spaces.

### REQUESTED ACTION:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adoption** of a proposed Mitigated Negative Declaration (ENV-2015-890-MND) for the above referenced project; and
2. Pursuant to Section 12.32 of the Los Angeles Municipal Code, a **Zone Change** from the R1-1-RIO (Single-Family Residential) and (T)(Q)RD3-1-RIO to RD3-1-RIO (Multi-family Residential).

### RECOMMENDED ACTIONS:

1. **Approve and Recommend** that the City Council adopt Mitigated Negative Declaration No. ENV-2015-890-MND and the Mitigation Monitoring Program;
2. **Disapprove** the Zone Change request as filed;
3. **Approve and Recommend** that the City Council adopt a **Zone Change** from R1-1-RIO and (T)(Q)RD3-1-RIO to (T)(Q)RD3-1-RIO, subject to the attached (Q) and (T) Conditions of Approval;
4. **Adopt** the attached Findings; and

5. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that the mitigation conditions are implemented and maintained throughout the life of the project, and the City may require any necessary fees to cover the cost of such monitoring.

MICHAEL LOGRANDE  
Director of Planning

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Daniel Scott, Principal City Planner

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Robert Z. Duenas, Senior City Planner

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Dan O'Donnell, City Planner  
Telephone: (818) 374-9907  
Email: dan.odonnell@lacity.org

**ADVICE TO PUBLIC:** \*The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Commission Secretariat, 200 North Spring Street, Los Angeles, CA 90012 (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to this programs, services and activities. Sign language interpreters, Communication Access Real-Time Transcription (CART), Assistive Listening Devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting you wish to attend. Due to difficulties in securing Sign Language Interpreters, five or more business days notice is strongly recommended. For additional information, please contact: (Dan O'Donnell, (818) 374-9907 – voice and TTY).

