

FINDINGS

General Plan/Charter Findings

1. General Plan

- a. **General Plan Land Use Designation.** The Project Site, 7940 North Lankershim Boulevard (7018-7946 North Lankershim Boulevard and 11650-11664 West Strathern Street), is an irregularly-shaped site, comprised of twelve parcels and 204,383 square feet (4.69-acre) of lot area. The subject property is located within the Sun Valley – La Tuna Canyon Community Plan, which was last updated by the City Council on August 13, 1999 and designates the subject property for Neighborhood Commercial land use corresponding to the C1, C1.5, C2, C4, RAS3, and RAS4 Zones. Footnote No. 2 of the Community Plan imposes a height limit of three stories for properties designated for Neighborhood Commercial land uses.

The site is zoned C2-1VL and R1-1. The Zone and Height District Change from C2-1VL and R1-1 to (T)(Q)RAS4-1-CUGU is warranted as the site's proposed zoning corresponds to the range of zones within the Neighborhood Commercial land use designation. The zone change to RAS4 would allow the site to be consistent with the land use designation. The proposed mixed-use building includes residential and commercial uses that are consistent with development permitted in the (T)(Q)RAS4-1-CUGU Zone. Therefore, the project is in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted Framework Element and Community Plan.

- b. **General Plan Text.** The Sun Valley – La Tuna Canyon Community Plan text includes the following relevant objectives, policies, and programs:

The proposed project complies with applicable provisions of the Los Angeles Municipal Code and the Sun Valley – La Tuna Canyon Community Plan. There are twelve elements of the General Plan. Each of these elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code requirements of the Los Angeles Municipal Code.

The Land Use Element of the City's General Plan is divided into 35 Community Plans. The subject property is located within the Sun Valley – La Tuna Canyon Community Plan, which designates the site for Neighborhood Commercial land uses corresponding to the C1, C1.5, C2, C4, RAS3, and RAS4 Zones.

The proposed project is consistent with the following objectives and policies of the Sun Valley – La Tuna Canyon Community Plan:

Objective 1-2: To locate new housing in a manner which reduces vehicular trips and which increases accessibility to services and facilities.

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

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

Policy 1-5.2: Promote housing in mixed use projects in transit intensive locations.

Objective 2-1: To conserve and strengthen viable commercial development in the community and to provide additional opportunities for new commercial development and services.

Policy 2-1.1: New commercial uses should be located primarily in existing established commercial areas or existing shopping centers.

Policy 2-1.2: Require that projects be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and developed in accordance with design standards.

Objective 2-3: To enhance the appearance of commercial districts.

Policy 2-3.1: Improve the landscaping of commercial properties.

Policy 2-3.3: Require that any proposed development be designed to enhance and be compatible with adjacent development.

Policy 2-3.4: Improve safety and aesthetics of parking areas in commercial areas.

In addition to the above referenced objectives and policies, one of the residential issues identified by the Community Plan is the lack of affordable housing and the need for housing, jobs, and services in mutual proximity.

The surrounding properties have a land use designation of Neighborhood Commercial, Limited Manufacturing, and Low Residential, and are zoned C2-1VL-CUGU, M1-1-CUGU, and R1-1-CUGU. The Project Site is in a highly urbanized location surrounded by a mix of land uses, including commercial, residential, industrial, office, and school uses. The adjacent property to the northwest is developed with a fast food restaurant (Burger King). The adjacent properties to the north, fronting on Lankershim Boulevard, are developed with automotive, restaurant, and retail uses. Further north, along the opposite northern side of Strathern Street are single-family uses. The adjacent properties to the west, along Lankershim Boulevard, are developed with automotive, restaurant, and other commercial uses. Further west, land uses transition to residential uses. The properties to the east are developed with residential uses. Properties further east are developed with the Arminta Street Elementary School and Arminta Street Early Education Center. The adjacent properties to the south are developed with single-family residential and automotive uses (Schiro's Collision Repairs). Further south, along Lankershim Boulevard, it is developed with a daycare center (LA Childcare and Development) and along Arminta Street, it is developed with various residential, commercial, and automotive uses.

The Project would be designed to activate the Site and enhance the surrounding area with pedestrian activity. The underlying zoning of the majority of site does not reflect the commercial use of the property even though the majority of the site has been used as a commercial nursery/garden center for many years. The project would result in a mixed-use building having 432 multi-family residential units and approximately 22,000 square feet of commercial ground-floor commercial uses.

In addition, the proposed project does not provide direct vehicular access from Blythe Street to the east of the Project Site. This will prevent cut-through traffic or overflow from the project from impacting the single-family residential uses on this street. A screening wall is proposed along the perimeter of the residential properties adjacent to the proposed project and the proposed buildings are set back a further distance than required by code. Special attention will be given to landscaping along the perimeter of the project site to buffer the adjacent single-family residential uses in furtherance of the community plan policy 2-3.1 to improve the landscaping of commercial properties.

Policy 13-2.1 of the community plan states that “No increase in density and intensity shall be effectuated by zone change, variance, conditional use, parcel map or subdivision unless it is determined that the transportation system can accommodate the increased traffic generated by the project.” While the requested Zone and Height District Change will allow for more development than currently permitted, as discussed in the environmental document for the Project, the development will not significantly impact the transportation system in the area as it is well served by public transportation. Additionally, the Los Angeles Department of Transportation (LADOT) requires the project to incorporate a Transportation Demand Management (TDM) Program which would require the implementation of specific trip reduction measures aimed at reducing the number of single-occupant vehicle trips generated by the site’s employees. The TDM Program outlined in the LADOT letter dated June 20, 2020, details a set of strategies proposed for the Project designed to reduce peak hour vehicular traffic to and from the Project Site. It is a comprehensive program of design features, transportation services, education programs, and incentive programs intended to reduce the impact of traffic from residents of the Project Site during the most congested time periods of the day. Among many requirements, the Project is required to develop and implement a TDM Program with strategies that include but not limited to promoting non-auto travel and reducing the use of single-occupant vehicle trips. The TDM Program would be subject to the review and approval by the Department of City Planning and LADOT.

The Community Plan also calls for the City to “develop employment opportunities for a wide range of jobs, skills and wages”. Approval of the requested Zone and Height District Change for the construction of a new mixed-use building with residential and commercial uses would result in a number of new service sector jobs as it will add a new retail and two restaurant venues to the area. Additionally, the Project would improve the physical condition of the area by replacing a garden center with a project that includes market rate and affordable housing units in addition to on-site commercial uses. The Project would provide an economic benefit to the area by increasing the number of jobs and public revenues, such as, property tax revenues and sales tax revenues generated by the site.

The zone and height district change to (T)(Q)RAS4-1-CUGU would allow the site to be developed with the Project as proposed. The project would add 48 affordable units to the market. As proposed, the Project would be consistent with LAMC Section 11.5.11. Additionally, the Project would include 72 one-bedroom units, 180 two-bedroom units, and 180 three-bedroom units. The introduction of two- and three-bedroom units in an area developed primarily with limited manufacturing, commercial, automotive and single-family uses would provide additional housing options for individuals and families. As previously described, the site is located within an area which is developed with residential, commercial, and manufacturing uses. The development of the site with affordable housing units as well as commercial uses would place future residents within proximity to employment opportunities. The Zone Change and Height District Change

to (T)(Q)RAS4-1-CUGU would be consistent with the above referenced objectives and policies of the Sun Valley – La Tuna Canyon Community Plan.

- c. **Framework Element.** The Framework Element for the General Plan (Framework Element) was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Framework Element includes the following provisions, objectives and policies relevant to the instant request:

Land Use

GOAL 3C: Multi-family neighborhoods that enhance the quality of life for the City's existing and future residents.

Objective 3.7: **Provide for the stability and enhancement of multi-family residential neighborhoods and allow for growth in areas where there is sufficient public infrastructure and services and the residents' quality of life can be maintained or improved.**

Economic Development

GOAL 7G: A range of housing opportunities in the City.

Objective 7.9: **Ensure that the available range of housing opportunities is sufficient, in terms of location, concentration, type, size, price/rent range, access to local services and access to transportation, to accommodate future population growth and to enable a reasonable portion of the City's work force to both live and work in the City.**

Policy 7.9.1: Promote the provision of affordable housing through means which require minimal subsidy levels and which, therefore, are less detrimental to the City's fiscal structure.

Policy 3.8.2: Encourage the retention of existing and development of new commercial uses that primarily are oriented to the residents of adjacent neighborhoods and promote the inclusion of community services.

The development of the site would introduce new housing, along with commercial uses, while also improving the livability of its future residents by providing on-site open space and landscaping. The use would be compatible with existing development in the area which consists of residential, commercial, and manufacturing uses, and would be consistent with the above referenced goals, objectives, and policies, of the Framework Element.

- d. **Housing Element.** The Housing Element of the General Plan contains the following relevant goals, objectives, and policies:

GOAL 1: Housing production and preservation.

Objective 1.1: Produce an adequate supply of rental and ownership housing in order to meet current and projected needs.

Policy 1.1.2: Expand affordable rental housing for all income groups that need assistance.

Policy 1.1.3: Facilitate new construction and preservation of a range of different housing types that address the particular needs of the City's households.

The (T)(Q)RAS4-1-CUGU Zone would allow for the Project Site to be developed with a mixed-use project that includes an affordable housing component, as defined by LAMC Section 11.5.11. The Project proposes to designate 48 of the proposed 432 dwelling units as Restricted Affordable units for Extremely-Low and Very-Low Income households. As discussed in Finding No. 2, the development of the site with affordable rental units would introduce a new housing opportunity for existing and future residents of the area. The Project would introduce one-bedroom, two-bedroom, and three-bedroom units to the area, providing new housing opportunities for individuals and households. As such, the zone and height district change would be consistent with Goal No. 1 of the Housing Element and its corresponding objectives and policies.

GOAL 2: Safe, Livable, and Sustainable Neighborhoods.

Objective 2.1: Promote safety and health within neighborhoods.

Objective 2.3: Promote sustainable buildings, which minimize adverse effects on the environment and minimize the use of non-renewable resources.

Policy 2.3.3: Promote and facilitate the reduction of energy consumption in new and existing housing.

The Project Site is located at the southeastern intersection of Lankershim Boulevard and Strathern Street. The Project Site is comprised of twelve lots, consisting of 204,383 square feet (4.69-acre) of lot area. The site is located generally on the eastern side of Lankershim Boulevard, south of Strathern Street, along the western terminus of Blythe Street, within the Sun Valley – La Tuna Canyon Community Plan area. The proposed Project would be one of the first mixed-use developments in the area, which has seen very little new development of its kind. The Project would remove a building which was constructed in 1949 and 1967 and construct a new mixed-use building which would meet current building code requirements for safety. The Project is a mixed-use project therefore, the building has been designed to create an active ground floor presence with the use of transparent materials for the residential lobby and commercial uses. A number of the units have been designed to be accessible from outdoor walkways which surround a centralized outdoor courtyard, providing access to light and air for the units and the Project has been conditioned to install solar panels on a minimum of 15 percent of the building's roof area.

- e. **Mobility Element.** The Mobility Element of the General Plan is not likely to be affected by the action herein. The proposed project, with the requested Zone and Height District Change, proposes to construct a new seven-story mixed-use building on the eastern

side of Lankershim Boulevard, south side of Strathern Street, and western side of Blythe Street. Lankershim Boulevard is designated as a Boulevard II and is currently dedicated to a variable width of 90 to 100 feet. Strathern Street is designated as an Avenue II and is currently dedicated to a variable width of 55 to 90 feet. Blythe Street is designated as a Local Street Limited and is currently dedicated to a variable width of 29 to 39 feet. The project will be required to dedicate and improve the public right-of-way to the satisfaction of the Bureau of Engineering. In addition to establishing Street Standards, the Mobility Element encourages “the adoption of low and zero emission fuel sources, new mobility technologies, and supporting infrastructure” (Policy 5.4). The Project has been conditioned to require that 30 percent of the parking spaces are to be wired for the installation of future EV chargers, and that 10 percent of the provided parking be installed with EV chargers, consistent with Sections 99.04.106 and 99.05.106 of Article 9, Chapter IX of the LAMC.

- f. **The Sewerage Facilities Element** of the General Plan will not be affected by the action. While the sewer system might be able to accommodate the total flows for the proposed project, further detailed gauging and evaluation may be needed as part of the permit process to identify a specific sewer connection point. If the public sewer has insufficient capacity, then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Treatment Plant, which has sufficient capacity for the project.

Entitlement Findings

2. Zone Change and Height District Change Findings; “T” and “Q” Classification Findings.

- a. **Pursuant to Section 12.32-C of the Municipal Code, and based on these findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.**

The Site is an approximately 204,382 square-foot, irregularly shaped, predominantly flat site with approximately 339 feet of frontage along Lankershim Boulevard and 226 feet of frontage along West Strathern Street in the Sun Valley – La Tuna Canyon Community Plan area, surrounding an existing Burger King fast food restaurant located at the southeast corner of Lankershim Boulevard and Strathern Street. The Project Site is designated Neighborhood Commercial. The portion of the site fronting Lankershim Boulevard is zoned C2-1VL (Commercial – Height District No. 1VL) and the remainder of the site is zoned R1-1 (Single Family Residential – Height District No. 1). Consequently, a zone and height district change are required to harmonize the zoning of the Project Site and to allow the development of the project. The Applicant proposes to unify the dual zoning on the subject site with the requested Zone and Height District Change to (T)(Q)RAS4-1-CUGU.

The area is generally characterized by a mix of automobile related uses, multiple-family housing, and single-family homes. There are existing multiple-family residential uses developed along Lankershim Boulevard just south of Stagg Street. The properties directly across Lankershim Boulevard, to the west of the Site, are zoned C2-1VL-CUGU and are improved with automobile-related uses. The properties located to the south of the Site are zoned C2-1VL-CUGU and R1-1-CUGU and are improved with automobile-related uses and single-family homes. The properties located to the east of the Site are zoned R1-1-CUGU and improved with single-family residences. The properties directly

across Strathern Street are zoned M1-1-CUGU and R1-1-CUGU and are improved with a gas station with a convenience store and single-family homes.

Public Necessity

As previously mentioned, the Project proposes to rezone the Site from C2-1VL and R1-1 to (T)(Q)RAS4-1-CUGU. Currently, approximately 156,000 square feet of the Site is zoned R1-1, and approximately 48,000 square feet of the Site is zoned C2-1VL. The current R1 zone on the majority of the Site results in a portion of the site that is only allows a maximum residential density of one dwelling unit per every 5,000 square feet, allowing a maximum of approximately 31.25 units in the R1 zoned portion of the Site for a large unified Site along a major highway. As a result, the majority of the Site is improved with commercial nursery/garden center uses and a surface parking lot that is incompatible with the commercial uses along Lankershim Boulevard, or the residential uses in the surrounding area.

The Site current has two height districts: 1 and 1VL. The Site is surrounded by properties zoned Height District No. 1, and the Project intends to unify the height districts on the Site by changing the height district to 1 in accordance with LAMC Section 12.21.1. The proposed Height District No. 1 would permit a maximum floor area ratio of 3 to 1 and unlimited height (in feet) in the RAS4-1 Zone. While the Community Plan has a footnote that limits the maximum number of floors allowed on Neighborhood Commercial properties to three stories, on April 21, 2005, the Deputy Director of the Department of City Planning issued a Director's Interpretation regarding RAS Interpretation to Community Plan Footnotes, which recognized that the increased height for projects in RAS zones are "necessary to make such primarily residential projects viable." The Director's Interpretation expressly allows RAS zoned properties to "exceed a Community Plan Footnote when that footnote is general in nature and generally refers to all parcels under that plan category." In this case, the Community Plan footnote is general in nature and does not refer to specifically to the Site. Therefore, the project's seven stories are within the maximum allowable pursuant to the RAS4 Zone.

As previously described, the Project Site is located within the Sun Valley – La Tuna Canyon Community Plan area. The existing C2-1VL and R1-1 Zones would prohibit the development of the Project Site with the proposed mixed-use building. Changing the existing zoning to enable development of the Project is in conformance with the public necessity and convenience because it addresses a shortage of high-quality housing and commercial uses in the area.

The Sustainable City pLAn issued by the Mayor establishes a goal to create 100,000 dwelling units by the year 2021. Additionally, the plan indicates a need to not only enable the production of additional housing, but to encourage the production of affordable housing. The Zone and Height District Change would permit the development of the site with a seven-story mixed-use building with 432 multi-family residential dwelling units and 22,000 square feet of commercial space. The Project will include rental units and affordable housing, as defined by LAMC Section 11.5.11, with 48 dwelling units proposed to be set aside for Extremely-Low and Very-Low Income households.

The project serves the public convenience and necessity by locating needed retail, restaurant, and housing along a major transportation corridor, Lankershim Boulevard, and within the immediate proximity to regional freeways and major and secondary highways. The Project Site is located within a Transit Priority Area, as defined by Senate Bill (SB 743). The site is located within one-half mile of the Metro Bus Lines 94, 152,

169, 222, 224, 230, 353, and 794. The bus lines would be able to provide connections to other public transit lines such as the Metro Red and Purple lines, and a number of other bus lines located at Union Station. Metro Bus Lines 224 and 152 run along Lankershim Boulevard with a connection to the Metro Red Line at Universal Studios. The Metro Red Line route provides connection to downtown Los Angeles via the districts of Hollywood and Mid-Wilshire. The subway provides a direct link to Union Station and Union Station provides access to the majority of the region's rail and bus lines, linking to major job centers throughout Los Angeles County. The Project is also 0.90 miles southwest of the Metrolink Sun Valley Station, which serves Metrolink Antelope Valley (AV) Line that travels to and from downtown Los Angeles, with a final destination in the City of Lancaster. As proposed, the Project would place additional housing and commercial uses within proximity to public transit, and employment centers.

The Project will result in housing and commercial/economic benefits as it includes an affordable housing and commercial component to serve the surrounding neighborhood. As a new housing project with six or more dwelling units, the Project is required to provide open space for the future residents. Private open space would be provided for all units through private balconies. Common open space would be provided by a centrally located, outdoor courtyard located on the second floor, an indoor community room located on the first floor, a recreation building located on the rear of the site, and a rear courtyard. As proposed, the Project would not only introduce additional affordable housing, but would provide on-site commercial uses and outdoor open space. The public convenience and necessity would be specifically advanced through development of an interconnected, pedestrian oriented, commercial development, integrated with existing and future public transportation infrastructure. Therefore, as proposed, the Project would be consistent with the public necessity, convenience, and general welfare of the surrounding area by creating an integrated, pedestrian-oriented site connected to transit.

Convenience

Public necessity and convenience is also served by providing a neighborhood serving housing and commercial development project consisting of a complementary blend of 432 housing units with 48 set aside for affordable housing and retail and restaurant uses, strategically located along Lankershim Boulevard, a major transit and commercial corridor. The transit-convenient location will facilitate increased usage of existing transit lines. Establishing a neighborhood housing and employment area proximate to other residential, commercial, and manufacturing uses epitomizes the Framework Element as well as regional growth plans, by encouraging and facilitating the use of public transportation.

General Welfare

The requested Zone and Height District Change promotes the general welfare by facilitating development of an aesthetically appealing, high quality mixed-used development project that would promote both transportation and pedestrian activity in close proximity to other commercial and residential uses along Lankershim Boulevard and Strathern Street. Increased revenue to the City would be generated through expanded business license, sales, and property taxes. The Project would also bring employment opportunities to the Project Site and the Community Plan area – in conformance with a principal objective of a State Enterprise Zone development. Providing much needed retail, restaurants and housing, the proposed project will fill a void for much needed services in the heart of North Hollywood.

The requested Zone and Height District Change would also promote the general welfare by allowing development of a Project that is consistent with and complementary to nearby commercial and residential uses. The Project has been designed to be compatible with these adjacent land uses, especially to the residential areas to the south and east by the use of landscaping and setbacks along those property lines. The proposed 432 residential units are well below the allowable density of 511 residential units in the RAS4 zone. Utilizing the incentive specified in Government Code Section 65915(k), in accordance with Measure JJJ, the Project's proposed 87-foot building height and 3.32:1 FAR complies with the proposed (T)(Q)RAS4-1-CUGU zone.

The Project would advance the general welfare by incorporating a number of sustainability features, which may include water efficient fixtures, energy efficient designs that meets the LEED certification level. Other sustainability design features include the installation of electrical parking spaces and an operational photovoltaic system.

Good Zoning Practices

The Project would construct 432 residential units to provide much needed housing, and 48 of the proposed residential units would be restricted affordable units: five percent of the residential units set aside for Extremely Low Income households (22 units) and six percent of the residential units set aside for Very Low Income households (26 units). Moreover, the Project would provide a retail/pharmacy space and two restaurants, which would help reduce automobile trips from residents of the Project and provide amenities to the surrounding community.

In order to construct the proposed project, the proposed requested Zone and Height District Change is needed. The Zone and Height District Change conforms to good planning practice by furthering the goals and objectives of the Community Plan and authorizing a development consistent with its surrounding areas. The Zone and Height District Change would foster synergy between the Project Site and the adjacent commercial and residential uses on Lankershim Boulevard and Strathern Street. Promoting smart growth principles enshrined in the City's General Plan Framework and regional growth plans, the Project provides a complementary mix of retail, restaurant, and multi-family housing along Lankershim Boulevard – a major transportation corridor.

Measure JJJ Incentives

The Project is providing 5 percent Extremely-Low Income and 6 percent Very-Low Income restricted affordable units, therefore, Measure JJJ allows the Project to utilize three incentives as specified in the California Government Code Section 65915(k) which allows:

(1) A reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission as provided in Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code, including, but not limited to, a reduction in setback and square footage requirements and in the ratio of vehicular parking spaces that would otherwise be required that results in identifiable and actual cost reductions, to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).

(2) Approval of mixed-use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located.

(3) Other regulatory incentives or concessions proposed by the developer or the city, county, or city and county that result in identifiable and actual cost reductions to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).

The Project intends to utilize the allowed incentives to permit (1) open space to be located adjacent to a Subject Use as listed in LAMC Section 13.18 E.2(d) in lieu of the requirements of LAMC Section 13.18 F.3(a); (2) an increase of Floor Area Ratio (FAR) for a maximum 3.32:1 FAR in lieu of the 3:1 FAR permitted pursuant to LAMC Section 12.21.1; and (3) a parking ratio of 1 parking space per dwelling unit in lieu of the parking requirements pursuant to LAMC Section 12.21 A.4.

Developer's Incentives: Open Space, Floor Area Ratio, and Parking

Open Space

The Project proposes to provide a total of 84,600 square feet of open space and 117 trees, meeting and exceeding the requirements of LAMC Section 12.21 G. In addition, the applicant has requested the following Developer Incentive, pursuant to LAMC Section 11.5.11(e):

- a. Open space to be located adjacent to a Subject Use as listed in LAMC Section 13.18 E.2(d) in lieu of the requirements of LAMC Section 13.18 F.3(a).

Of the proposed 84,600 square feet of open space, the Project proposes to provide 63,000 square feet of common open space, which would include an outdoor courtyard located on the second floor open to the sky, an indoor community room located on the first floor, a recreation building located at the rear of the site, and a rear courtyard open to the sky. In addition to the common open space, private balconies would be provided for all of the dwelling units. In total, 21,600 square feet of private open space would be provided, with the balconies having an average size of 50 square feet. In consideration of the applicable regulations for the Project as proposed, the Project meets the open space requirement.

With the rezoning, the Project would be subject to the requirements under the Clean Up-Green Up Supplemental Use (CUGU) District. Pursuant to LAMC Section 13.18 F.3(a), any required or voluntary open space needs to be buffered from a Subject Use or freeway by a building on the same project site. The CUGU District disincentivizes automobile uses such as the ones across Lankershim Boulevard from the Site. The RAS4 Zone does not allow automobile related uses, but permits commercial and residential mixed-use projects that can both serve as a catalyst to revitalize Lankershim Boulevard and act as a buffer between the automobile related uses and the single family homes to the north, east, and south of the Site. The proposed project is a mixed-use building with residential and commercial uses that are compatible with the neighborhood and consistent with the intent of the CUGU District. In this case, the subject site is surrounded by automobile uses and it would not allow the project to provide some of its open

space along Lankershim Boulevard or any other area that is adjacent to automobile uses [listed as a Subject use in LAMC Section 12.18-E 2(d)]. Further, the requirement per the CUGU District would impede the project to place balconies along Lankershim Boulevard and along the southern property line since there are automobile uses located there. With the requested incentive, the project would be able to have their open space adjacent to automobile uses. Deviating from this requirement is warranted in this situation as the building has been designed to activate the pedestrian environment with inclusion of new perimeter landscaping and street trees along Lankershim Boulevard as well as with the inclusion of 21,600 square feet of private balconies.

Floor Area Ratio (FAR)

The Project consists of multiple lots zoned C2-1VL and R1-1. With the proposed Zone and Height District Change to the RAS4-1-CUGU Zone, the Project would be allowed a maximum 3:1 FAR across the entire site, enabling a more uniform development. However, the Project proposes to provide a total of 3.32:1 FAR, and therefore, has requested the following Developer Incentive, pursuant to LAMC Section 11.5.11(e):

- b. An increase of Floor Area Ratio (FAR) for a maximum 3.32:1 FAR in lieu of the 3:1 FAR permitted pursuant to LAMC Section 12.21.1.

The Project Site is located within Height District Nos. 1 and 1VL. Height District No. 1VL within the C2 Zone would permit a maximum FAR of 1.5 times the buildable area of the lot or a 1.5:1 FAR. Height District No. 1 within the R1 Zone does not limit the maximum FAR.

The requested Zone and Height District Change to RAS4-1-CUGU would permit a maximum FAR of 3 times the buildable area of the lot or a 3:1 FAR. As rezoned, the 204,383 square-foot site would be permitted a maximum floor area of 613,149 square feet. As proposed, the building would have a maximum floor area of 678,328 square feet, or a 3.32:1 FAR.

Pursuant to LAMC Section 11.5-11(e), the Applicant requests to provide affordable housing consistent with LAMC Section 11.5.11(a)1(ii) and utilize three incentives specified in the California Government Code Section 65915(k). In order to construct the project with a maximum floor area of 678,328 square feet or a 3.32:1 FAR, the Applicant has requested a Measure JJJ developer's incentive to increase the FAR from 3:1 to 3.32:1.

The requested developer's incentive, an increase in FAR from 3:1 to 3.32:1, is expressly authorized in the California Government Code Section 65915(k) and, as such, permits exceptions to zoning requirements that result in building design or construction efficiencies that facilitate more affordable housing. Due to the scope of the project, the applicant has requested an FAR increase to 3.32:1 FAR to accommodate the proposed number of units in the building and adequate amenities within the building.

Parking

The Project is proposing a new seven-story mixed-use building consisting of 432 dwelling units and 22,000 square feet of commercial space. Pursuant to the LAMC Section 12.21 A.4, the ratio of parking spaces required for all dwelling units shall

be at least one parking space for each dwelling unit of less than three habitable rooms, one and one-half parking spaces for each dwelling unit of three habitable rooms, and two parking spaces for each dwelling unit of more than three habitable rooms. The dwelling units would include 72 one-bedroom, 180 two-bedroom, and 180 three-bedroom units. Thus, the total number of parking spaces that would be required per LAMC Section 12.21 A.4 is 702 residential parking spaces. However, the Project proposes to provide a total of 432 residential parking spaces, and therefore, has requested the following Developer Incentive, pursuant to LAMC Section 11.5.11(e):

- c. A parking ratio of 1 parking space per dwelling unit in lieu of the parking requirements pursuant to LAMC Section 12.21 A.4.

With the use of the Developer Incentive, the Project is able to provide one parking space per dwelling unit proposed, totaling 432 required residential parking spaces. The project proposes a total of 432 residential parking space, meeting the requirements per California Government Code 65915(k).

The project is located in a transit rich area with access to local bus lines where residents may rely more on public transportation than individual vehicles. Additionally, the project has been designed with an area to accommodate ride sharing, the applicant has studied market demand for parking and found this to be an adequate amount of parking, and the project has been conditioned to provide unbundled residential parking. Therefore, the reduction in parking is consistent with public necessity, convenience, general welfare, or good zoning practice.

The Project Site is designated by the Community Plan for Neighborhood Commercial land uses and is zoned C2-1VL and R1-1. As zoned, it is consistent with the existing land use designation. The site, as well as a number of other properties in the surrounding area, are designated for Neighborhood Commercial uses. As described in Finding No. 1.b, the amendment would allow the development of the site with a mixed-use building that includes a residential use component that is consistent with the objectives and policies of the Community Plan and is compatible with the existing development of the surrounding area.

The requested Zone and Height District Change would advance the public convenience by facilitating uniform zoning at the Project Site, consistent with the proposed residential and commercial uses. Currently, the Project Site is zoned C2-1VL and R1-1. The (T)(Q)RAS4-1-CUGU Zone would allow a 3:1 FAR at the Project site. Further, the Project proposes a FAR of 3.32:1 FAR through a Developer's Incentive that is allowed with the Zone Change request. The Zone and Height District change promotes the public necessity and convenience by ensuring that the allowable FAR at the Project Site would not exceed a 3.32:1 FAR, thus providing a safeguard against future development that is not compatible or in the best interest of the surrounding neighborhood.

Based upon the foregoing, the requested Zone and Height District Change are deemed to be consistent with the public necessity, convenience, general welfare and good zoning practice, as required by the provisions of LAMC Section 12.32-F.

- b. **Pursuant to Section 12.32-G and Q of the Municipal Code "T" and "Q" Classification Findings.** The current action has been made contingent upon compliance with new "T" and "Q" conditions of approval imposed herein for the proposed project. The Zone Change has been placed in "T" and "Q" Classification in order to ensure consistency with the Zone and Height District Change. The "T" Conditions are

necessary to ensure the identified dedications, improvements, and actions are undertaken to meet the public's needs, convenience, and general welfare served by the actions required. These actions and improvements will provide the necessary infrastructure to serve the proposed community at this site. The "Q" conditions that limit the scale and scope of future development on the site are also necessary to protect the best interests of and to assure a development more compatible with surrounding properties and the overall pattern of development in the community, to secure an appropriate development in harmony with the General Plan, and to prevent or mitigate the potential adverse environmental effects of the subject action.

3. **Master Conditional Use Findings.** A particular type of development is subject to the conditional use process because it has been determined that such use of the property should not be permitted by right in a particular zone. All uses requiring a conditional use permit for the sale of alcoholic beverages are located within Section 12.24 W.1 of the Los Angeles Municipal Code. In order for the sale of a full line of alcoholic beverages for off-site consumption in conjunction with the use and operation of one retail venue and for the sale and dispensing of beer and wine for on-site consumption in conjunction with the use and operation of two commercial venues to be authorized, certain designated findings have to be made.
- a. **The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.**

The Site is located on Lankershim Boulevard, a commercial boulevard lined with automobile related uses, restaurants, a grocery store, and retail stores. Behind the non-residential uses along Lankershim Boulevard are single- and multi-family residential homes, as well as a hotel and a church. The proposed project will enhance the built environment by building a new mixed-use building with ground floor commercial uses along Lankershim Boulevard, including an approximately 14,000 square-foot drive-through pharmacy/retail space on the north side of the Site, adjacent to the Burger King property on the corner of Lankershim Boulevard and Strathern Street, and two approximately 4,000 square-foot restaurants on the south end of the Site. These retail and restaurant spaces would not be accessible by vehicle from the residential neighborhood on Blythe Street, Strathern Street, or Arminta Street to the south of the Site.

There are various restaurants, commercial, and automotive uses in the area. With this Master Conditional Use Permit application pursuant to LAMC Section 12.24 W.1, the applicant seeks permission to allow the sale of a full line of alcoholic beverages for off-site consumption in conjunction the operation of one retail venue with a total square footage of 14,000 and the sale and dispensing of beer and wine for on-site consumption in conjunction with a maximum of two restaurant venues with a total square footage of 8,000 square feet (4,000 square feet each). No maximum seat count has been proposed. Proposed hours of operation would range from 7:00 a.m. to 2:00 a.m., daily.

No. of Proposed Retail	License Type	Hours of Operation	Interior Floor Area (SF)
1	Full Line	7AM-12AM	14,000
Total			14,000

No. of Proposed Restaurants	License Type	Hours of Operation	Interior Floor Area (SF)
1	Beer & Wine	7AM-12AM	4,000
2	Beer & Wine	7AM-2AM	4,000
Total			8,000

In order to utilize this grant, each individual tenant will be required to file a Master Plan Approval application to review the final floor plans and the mode and character of each commercial venue. The Zoning Administrator may impose additional conditions or override conditions of this instant grant based in his or her review of each individual application. The approved Exhibit 'A' plans identify the location and size for each individual tenant space. The plans are conceptual and tenants and seats for each space have not yet been identified.

The decision maker recognizes that there may be changes resulting from identified tenants, which may result in smaller or larger venues than those identified in Exhibit A, different locations, and/or in a reduced number of venues than those originally proposed. The grant provides flexibility provided that the other conditions noted herein, specifically those related to the floor areas and maximum number of venues authorized for a full line of alcoholic beverages and beer and wine is not exceeded.

The proposed retail and commercial uses will complement the nearby residentially used structures by offering increased dining opportunities as well as locations for the development of employment. This will in-turn reduce vehicle miles traveled by placing these uses in proximity to the nearby residential uses which are within walking distance. The proposed retail and restaurants with alcohol sales will provide a service that is important to the residents of this growing area as well as providing new commercial spaces in an area that needs the revitalization. The proposed building will enhance the pedestrian environment for the area by orienting the retail and restaurant spaces toward Lankershim Boulevard. This will encourage not only walking in the area, but the retail and restaurants will provide needed shopping and dining areas for nearby residents.

The requested Master Conditional Use for the sale of alcoholic beverages enhances the services that the proposed retail and restaurant venues will bring to the community by reinforcing the area as an inviting, pedestrian-friendly environment. Restaurant uses are desirable to the public convenience and welfare as they will serve nearby residents, workers, and visitors. As noted, future vendors will be reviewed via a Plan Approval Process and further conditioned as the new lessee wishes to provide alcohol sales. Such review will include community input along with a public hearing process if warranted to allow testimony by stakeholders.

As such, the project will enhance the built environment in the surrounding neighborhood and will provide a service that is essential and beneficial to the surrounding community.

- b. **The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

The Site is an approximately 204,382 square-foot, irregularly shaped, predominantly flat parcel with approximately 339 feet of frontage along Lankershim Boulevard and 226 feet of frontage along West Strathern Street in the Sun Valley – La Tuna Canyon Community Plan area, surrounding an existing Burger King fast food restaurant located at the southeast corner of Lankershim Boulevard and Strathern Street. It is zoned C2-1VL and R1-1 with a General Plan land use designation of Neighborhood Commercial. The site is currently improved with two commercial structures and a surface parking lot previously occupied as a nursery. Concurrent to this entitlement, the site is requesting a Zone and Height District Change to the (T)(Q)RAS4-1-CUGU Zone which would allow the development of the proposed seven-story, mixed-use project with 432 residential units and 22,000 square feet of commercial space.

The Site is located on Lankershim Boulevard, a commercial boulevard lined with automobile related uses, restaurants, a grocery store, and retail stores. Behind the non-residential uses along Lankershim Boulevard are single- and multi-family residential homes, as well as a hotel and a church. The proposed project will enhance the built environment by building a new mixed-use building with ground floor commercial uses along Lankershim Boulevard, including an approximately 14,000 square-foot drive-through pharmacy/retail space on the north side of the Site, adjacent to the Burger King property on the corner of Lankershim Boulevard and Strathern Street, and two approximately 4,000 square-foot restaurants on the south end of the Site. These retail and restaurant spaces would not be accessible from the residential neighborhood on Blythe Street, Strathern Street, or Arminta Street to the south of the Site.

City Planning staff received one letter of opposition from a nearby resident of the project. Their comments include concerns about the loss of views and privacy, operational noise and lighting, and parking. Additionally, City Planning staff received three inquiries from the public requesting information on the status of the project, contact information of the applicant's representative, and to be added to the list of interested parties.

Upon review of the administrative record, it was found that the request can be conditionally granted with the appropriate conditions to be compatible with and not impact the surrounding uses. The Plan Approval process will provide a comprehensive review for each of the three premises that is identified herein. Operational conditions are imposed to provide a broad net of restrictions for the overall site and its individual alcohol venues. Overall hours of operation from 7:00 a.m. to 12:00 a.m. are established to assure that the operating hours will be conducive to residents' quality of life for those above and nearby. Recommended conditions were also provided to the State of California Alcohol Beverage Control (ABC) to administer compatibility with the mixed-use neighborhood. Police expertise is highly regarded and implemented with their recommended conditions.

Approval of the proposed Master Conditional Use for the sale of a full line of alcoholic beverages for off-site consumption and the sale and dispensing of beer and wine for on-site consumption would not adversely affect the community's welfare, as the retail and restaurant venues are a commonly expected use in commercial districts such as the subject location. The conditions of this grant and of subsequent plan approval applications will ensure that establishments serving alcohol are carefully controlled and monitored. The proposed retail and restaurant venues would be compatible with immediately surrounding uses, which have successfully executed these same uses. The proposed project would provide a place for residents and visitors to eat, drink, socialize, and shop and the sale of alcoholic beverages is a normal part of restaurant operations

and is an expected amenity. Moreover, the retail venue proposed with alcohol sales is convenient to consumers who are looking for a one-stop-shop to meet their needs.

As such, the project's location, size, height, operations, and other significant features will be compatible with and will not adversely affect or further degrade the surrounding neighborhood.

c. The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan

The elements in the General Plan establish policies and provide the regulatory environment for managing the city and for addressing concerns and issues. The majority of the policies derived from the elements in the General Plan are in the form of Code Requirements, which collectively form the LAMC. With the exception of the entitlement described herein, the project does not propose to deviate from any of the requirements of the LAMC.

The subject property is located within the boundaries of the Sun Valley – La Tuna Canyon Community Plan, which establishes land use designations and planning policies for the area. The project site is zoned C2-1VL and R1-1 and designated as Neighborhood Commercial. Concurrent to the Master Conditional Use Permit entitlement herein, the site is requesting a Zone and Height District Change to the (T)(Q)RAS4-1-CUGU Zone which would allow the development of the proposed seven-story, mixed-use project with 432 residential units and 22,000 square feet of commercial space.

The proposed retail and restaurant venues with incidental alcohol service are consistent with this zone and land use designation proposed. Additionally, the project is consistent with the following objectives and policies of the Community Plan:

Objective 2-1: To conserve and strengthen viable commercial development in the community and to provide additional opportunities for new commercial development and services.

Policy 2-1.1: New commercial uses should be located primarily in existing established commercial areas or existing shopping centers.

Policy 2-1.2: Require that projects be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and developed in accordance with design standards.

Objective 2-3: To enhance the appearance of commercial districts.

Policy 2-3.1: Improve the landscaping of commercial properties.

Policy 2-3.3: Require that any proposed development be designed to enhance and be compatible with adjacent development.

Policy 2-3.4: Improve safety and aesthetics of parking areas in commercial areas.

By providing alcoholic beverages incidental to retail and restaurant uses, the project enhances and furthers the function of the area as a commercial area. Additionally, the project follows an established pattern of zoning and land use that is consistent and

compatible with other properties and uses in the surrounding area, which include a variety of other commercial retail, service, and manufacturing uses. Thus, the project substantially conforms with the purpose, intent, and provisions of the General Plan and the Community Plan.

d. The proposed use will not adversely affect the welfare of the pertinent community.

The Applicant seeks a Master Conditional Use Permit for the site in order to serve alcoholic beverages off-site in one retail venue and on-site in two restaurant venues. The establishments serving alcoholic beverages would be part of a controlled and monitored environment and would be an added amenity to the community. In addition to the Master Conditional Use Permit approval, each venue/tenant would subsequently apply for a Master Plan Approval, which would include more specificity with respect to layout, number of seats, square footage, and specific operational conditions. The venue/tenant-specific Master Plan Approvals work to ensure that each venue is compliant with the overall vision for the project, does not create adverse impacts, and addresses and assures the safety and welfare of the community would not be effected.

The area surrounding the site is heavily urbanized and is located in the North Hollywood are, near the Lankershim Boulevard and Strathern Street intersection. The request for on-site alcohol sales would be compatible with the surrounding uses by providing a place for nearby residents, visitors, and shoppers to eat, drink, socialize, and shop, and contributing to the continued vitality of the neighborhood. Alcoholic beverage service in a commercial area such as this one is an expected amenity for many patrons and approval of this grant would increase the available options for desirable dining and leisure experiences for patrons and residents in the proposed mixed-use building.

As such, the proposed retail and restaurant establishments with alcoholic beverage offerings will not adversely affect the welfare of the pertinent community.

e. The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.

According to the California Department of Alcoholic Beverage Control (ABC) licensing criteria, four on-site and two off-site consumption licenses are allocated to the subject census tract (Census Tract 1219.00). Currently, there is one on-site license and five active off-site licenses total in this census tract. There are six total establishments that are already licensed or being processed for on- or off-site sales. The applicant would add two on-site licenses for the bona-fide restaurants and one off-site license for the pharmacy. Concentration can be undue when the addition of a license will negatively impact a neighborhood. However, concentration is not undue when the approval of a license provides a public service and benefits the community. In this case, the granting of the application will not result in undue concentration as the project provides a unique amenity and service and enhances the community. The location on the ground floor of a mixed-use project is an appropriate location for a pharmacy and two bona-fide

restaurants with alcohol sales that would provide a service to the residents of the mixed-use project and the surrounding community.

According to statistics provided by the Los Angeles Police Department's Foothill Division Vice Unit, within Crime Reporting District No. 1685 which has jurisdiction over the subject property, a total of 169 crimes were reported in 2019, including 117 Part I and 52 Part II crimes, compared to the Citywide average of 170 crimes and the High Crime Reporting District average of 204 crimes for the same reporting period. Alcohol-related Part II crimes reported include Narcotics (4), Liquor Laws (0), Public Drunkenness (0), Disturbing the Peace (0), Disorderly Conduct (0), Gambling (14), DUI-related (1), and Miscellaneous Other Violations (16). These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years.

Due to the size, scope, and mode of operations, the proposed use is not anticipated to result in any negative activities or contribute to the area's crime rate. The Project would be active, safe and well illuminated. With no live entertainment or dancing proposed, noise would be kept within Code standards and the Applicant would ensure the retail store/pharmacy and restaurants remain as positive additions to the surrounding neighborhood. The conditions of grant and conditions imposed by ABC would address any possible noise, safety, and security concerns.

The ABC has discretion to approve an application if there is evidence that normal operations will not be contrary to public welfare and will not interfere with the quiet enjoyment of property by residents. Based on the licensing statistics above, it can be reasonably assured that the welfare of the community would not be adversely impacted and that the sale of alcoholic beverages would be consistent with the area's character.

The project will not adversely affect public welfare because the proposed retail venue and restaurant venues are a desirable use in an area designated for commercial uses and will be located in a proposed mixed-use building that includes the allocation of 432 residential dwelling units. The net gain of 3 additional licenses for a retail venue and two small capacity restaurants would not impact the surrounding area. The crime rate in the area is lower than the Citywide average of 170 crimes and the High Crime Reporting District average of 204 crimes for the same reporting period. The project will both provide a unique amenity to workers, visitors, and residents and enhance the physical environment and, as conditioned, will not negatively impact the area. The Zoning Administrator has incorporated numerous operational conditions to the grant that address noise, safety, and security to ensure the proposed use is conducted with due regard for surrounding properties and to reduce any potential crime issues or nuisance activity. Recommended conditions for alcohol sales are also posed to ABC for their consideration. Therefore, the granting of the request herein will not result in undue concentration.

- f. **The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.**

The subject property is proposed for a Zone Change to (T)(Q)RAS4-1-CUGU in the Sun Valley-La Tuna Canyon Community Plan with a land use designation of Neighborhood

Commercial. The following sensitive uses were observed within a 1,000-foot radius of the subject property:

- Holy Family Episcopal Church – 11551 Arminta Street
- Arminta Street Elementary School – 11530 Strathern Street
- Sikh Temple – 7640 Lankershim Boulevard
- Church of Jesus Christ of Latter-Day Saints – 11830 Saticoy Street
- Residential Uses

Consideration has been given to the distance of the subject establishment from the above-referenced sensitive uses. The grant has been well conditioned, which should protect the health, safety, and welfare of the surrounding neighbors. The potential effects of excessive noise or disruptive behavior have been considered and addressed by imposing conditions related to noise and loitering. The project is consistent with the zoning and in keeping with the existing uses adjacent to the development. The project will contribute to the neighborhood and will serve neighboring residents and local employees as well as visitors. Therefore, as conditioned, the project will not detrimentally affect nearby residentially zoned communities or any other sensitive uses in the area.

4. Site Plan Review Findings. In order for the site plan review to be granted, all three of the legally mandated findings delineated in Section 16.05-F of the Los Angeles Municipal Code must be made in the affirmative:

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

As discussed in Finding No. 1, the requested Zone and Height District changes for the Project Site would be consistent with the land use designation. The Project would not be subject to the minimum lot area per dwelling unit calculations of the requested RAS4 Zone. The density would be limited by the proposed 3.32:1 FAR. As proposed, the Project would provide 48 dwelling units set aside for Extremely-Low and Very-Low Income households and would be considered a rental affordable housing development pursuant to LAMC Section 11.5.11. In conjunction with the requested Zone Change, the Applicant has requested Developer Incentives regarding Open Space, Floor Area Ratio, and Parking. As discussed in Finding No. 2 through 5, the Project would meet the goals, objectives, and policies of the General Plan and the Sun Valley – La Tuna Canyon Community Plan area. As such, the project is in substantial conformance with the General Plan and Community Plan. The project site is not located within a specific plan area.

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

The Project Site is located at the southeastern intersection of Lankershim Boulevard and Strathern Street. The Project Site is comprised of twelve lots, consisting of 204,383 square feet (4.69-acre) of lot area. The site is located generally on the eastern side of Lankershim Boulevard, south of Strathern Street, along the western terminus of Blythe Street, within the Sun Valley – La Tuna Canyon Community Plan area. The surrounding

properties are developed with a mixture of residential, commercial, and manufacturing uses. As the Project Site is located within the Pacoima/Sun Valley Clean Up-Green Up (CUGU) District area, the Project has been designed in accordance with the CUGU District and as described below, would be compatible with the existing and future development on adjacent and neighboring properties.

Building Arrangement (height, bulk and setbacks)

As previously discussed, the Project Site is located within the CUGU District and the Sun Valley – La Tuna Canyon Community Plan text. All commercial spaces within the Project and the residential leasing lobby would be located along Lankershim Boulevard to maximize street level activity and provide convenient pedestrian access for the neighborhood.

The requested Height District No. 1 allows for unlimited height within to the proposed RAS zone, allowing the project to be built to a total height of 87 feet. The Sun Valley – La Tuna Canyon Community Plan has a footnote that limits the maximum number of floors allowed on Neighborhood Commercial properties to three stories. However, the Director of City Planning issued an Interpretation, dated April 21, 2005, to address the RAS Zone's relationship to Community Plans (Footnotes), therefore, the project's seven stories are within the maximum allowable pursuant to the requested RAS4 Zone. The surrounding neighborhood is composed of commercial, retail, manufacturing, and residential buildings and range from one to two stories in height. The proposed project will be taller in height and stories than the adjoining buildings, however, the height proposed would allow the project to acquire more buildable space to accommodate the entirety of the units proposed, inclusive of affordable units. In order to minimize impacts to the adjoining residential uses, the project has been designed with sufficient setbacks and landscape buffers around the perimeter.

The building façade is designed with a myriad of articulations, recesses, and surface perforations, including balconies, windows, stucco/cement plaster articulations, and color contrasts to create visual interest. Rather than designing the Project as one long, flat building façade on each frontage, the Project is designed as a series of buildings with cement plaster frames accenting groups of residential units. The building façade is further broken up with the contrast between dark colors and light beige colors.

Pedestrian entrances to the commercial spaces within the Project are provided along Lankershim Boulevard. Pedestrian entrances to the residential units are provided from Lankershim Boulevard, Strathern Street, and Blythe Street.

The Lankershim Boulevard ground floor façade is designed with store fronts to activate the street, and a landscaped garden and other residential amenities are provided on-site along Blythe Street. The Blythe Street garden area would have amenities such as a pet park, walking path, community garden, water features, and an outdoor barbeque area.

As mentioned previously, the Project façade includes a variety of architectural articulations and depth variations to create visual interest and break up the façade. The proposed building would have a maximum of seven stories built over a subterranean level of parking. The first floor will be developed with the commercial spaces, residential lobby, community room, and parking spaces. The parking spaces would be located the rear of the lobby and would not be visible. Beginning at the 2nd floor, the building is designed around the outdoor courtyard.

The project is proposing setbacks that will comply with code. Therefore, the project has been designed with sufficient setbacks and landscape buffers around the adjoining single-family residential dwellings to minimize impacts.

Off-Street Parking Facilities and Loading Areas

The Project proposes to provide a total of 541 automobile parking which consists of 432 residential parking spaces and 109 commercial parking spaces, which would be located within a subterranean level and ground floor level of the proposed mixed-use building. The Project has been conditioned to require that parking spaces are sold or rented separately from the residential dwelling units. As the Project has a commercial component, a loading area is required and located near the proposed drive-through retail space proposed for a drugstore/market. Further, the project has been conditioned to include screening so that no parking is visible from the public right-of-way.

Lighting

The project includes a Condition of Approval that would ensure that the installation of lights would not result in a substantial amount of light that would adversely affect the day or nighttime views in the project vicinity.

Landscaping

Of the proposed 61,200 square feet of open space, 21,600 square feet would be provided through private open space. The remaining open space is provided as indoor and outdoor common open space. As indicated on the plans, the common open space is provided via a centralized outdoor courtyard on the second floor, an indoor community room on the ground floor, a recreation room within a separate building, and a rear outdoor courtyard on the ground floor. The Project has proposed landscaping throughout the Project Site and proposes to plant 117 trees. The Project has been conditioned to meet the City's planting standards, unless otherwise prohibited by the Urban Forestry Division, Bureau of Public Works and has also been conditioned to have landscape buffers to provide added privacy between the development and single-family homes.

Trash Collection

The Project proposes to provide a trash and recycling area within the building. The common area for the collection would be located within the drop-off/pick-up areas on the ground floor towards the front of the site. Additionally, the Project has been conditioned to limit trash pick-up, compacting, loading, and unloading and receiving activities from 7:00 a.m. to 6:00 p.m. Monday through Friday and 10:00 a.m. to 4:00 p.m. on Saturday. It also restricts deliveries or trash pick-up on Sunday.

Fences and/or Walls

The project has been conditioned to include a solid wall with a minimum height of eight feet to be erected to serve as a noise barrier along the portion of the Project Site's southern boundary where the outdoor amenity areas are located to reduce noise levels at the adjacent off-site single-family residences. Additionally, the project has been conditioned to provide a 15-foot high temporary noise barrier with a minimum Sound Transmission Class (STC) rating of 28 along the eastern and southern boundaries of the Project Site to provide a minimum of 10 dBA noise attenuation.

Sustainability

The Project has proposed the installation of wiring for the future installation of electric vehicle charging stations for 30 percent of the proposed parking, the immediate installation of electric vehicle charging stations for 10 percent of the proposed parking spaces, and would install operational photovoltaic system (solar) that would offset the electrical demand of the EV chargers and other on-site electrical uses. The immediate installation of the charging stations and solar would meet the building code requirements. The electric vehicle charging spaces and solar panels will improve habitability for residents and neighboring properties by reducing the level of greenhouse gas emissions and fuel consumption from the project site, in spite of increased parking capacity, through encouraging the use of low or zero emission vehicles. The EV ready parking spaces will also provide residents who use an electric vehicle a direct service amenity.

a. Any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

The project proposes to provide a variety of unit types which include: 72 one-bedroom units, 180 two-bedroom units, and 180 three-bedroom units. Pursuant to LAMC Section 12.21 G, the Project would be required to provide 61,200 square feet of open space and 108 trees. The Project would provide 84,600 square feet of open space and provide 117 trees to comply with the applicable regulations. Therefore, the Project would have more open space than required. Additionally, the proposed open space areas have been thoughtfully designed and it is anticipated that it would be sufficient to improve the habitability of its future residents. The project proposes to provide private balconies for its residential units which would result in 21,600 square feet of private open space. In addition to the private open space that would be provided, the Project proposes to provide 63,000 square feet of common open space. The common open space would include an outdoor courtyard, an indoor community room located on the first floor, a recreation building located on the rear of the site, and a rear courtyard. Outdoor amenities would include landscaping and seating areas. In addition to recreational amenities, the Project provides a dedicated space intended to accommodate commercial uses. As proposed, the project would provide recreational and commercial service amenities which would improve habitability for its residents and minimize impacts on neighboring properties.

Environmental Findings

- 5. Environmental Finding.** The City of Los Angeles, as the Lead Agency, prepared a Sustainable Communities Environmental Assessment (SCEA), Case No. ENV-2019-808-SCEA, for the proposed Project consisting of the development located at 7940 North Lankershim Boulevard (7918-7946 North Lankershim Boulevard and 11650-11664 West Strathern Street) for a new seven-story, 87-foot mixed-use building. The building will have a maximum floor area of approximately 678,328 square feet, a maximum of 432 residential dwelling units, with 48 units set aside as affordable (22 units set aside for Extremely Very-Low Income households and 26 units set aside for Very-Low Income households) and 22,000 square feet of commercial space consisting of one drive-through retail space proposed for a drugstore/market and two commercial spaces proposed for restaurant use. The project will provide 541 automobile parking spaces and 224 bicycle parking spaces. In consideration of all comments received regarding the SCEA and the Project, the City Planning Commission shall adopt the SCEA pursuant to Public Resources Code (PRC) Section 21155.2(b)(6) finding that the Projects are a "transit priority project" as defined by PRC Section 21155 and that the SCEA incorporates all feasible mitigation measures, performance standards, or criteria set forth in prior EIR(s), including SCAG 2016-2040

RTP/SCS EIR SCH No. 20150311035; finding that all potentially significant effects required to be identified in the initial study have been identified and analyzed in the SCEA; finding that with respect to each significant effect on the environment required to be identified in the initial study for the SCEA, changes or alterations have been required in or incorporated into the Project that avoid or mitigate the significant effects to a level of insignificance or those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency.

Pursuant to CEQA and the CEQA Guidelines, the City Planning Commission's consideration of the proposed SCEA, including all comments on the SCEA and the Project received during and after the public review process and responses thereto, including other pertinent evidence in the record, and in its independent judgement, finds that the SCEA properly identifies all potential impacts of the Project, including all potential construction and operational noise impacts of the Project on adjacent noise sensitive uses consistent with the City's CEQA Thresholds Guide and that those impacts have been mitigated, that the Project Sites are located within a Transit Priority Area as defined by Public Resource Code (PRC) Section 21099(a)(7) and that pursuant to PRC Section 21099(d)(1) "parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment", and properly identifies all potential construction and operational traffic- and access-related impacts of the Project and that those impacts have been mitigated; find that the mitigation measures have been incorporated as enforceable conditions of the Project, and the Mitigation Monitoring Program, to mitigate or avoid significant effects of the proposed Project on the environment and to ensure compliance during Project implementation; and find that none of the information submitted during the public comment period of the SCEA, including but not limited to testimony at the public hearings on the Project, constitutes significant new information and that any such information or testimony does not constitute substantial evidence of a significant impact, or a feasible mitigation measure not already included in the published SCEA.

The City Planning Commission finds, based on substantial evidence found in the administrative record of the SCEA, Case No. ENV-2019-808-SCEA, including but not limited to oral and written testimony at the public hearing, that the SCEA is adequate under CEQA and that the mitigation measures have been made enforceable conditions on the project; no additional environmental review is required for the City Planning Commission and the City Council to approve and adopt the requested discretionary actions, Case No. CPC-2019-807-ZCJ-HD-MCUP-SPR, for the Project; and adopts the SCEA and the Mitigation Monitoring Program prepared for the SCEA and incorporates the CEQA Findings made pursuant to PRC Section 21081 and Mitigation Monitoring Program. Consistent with the PRC Section 21081.6(a)(2), the records upon which this decision is based are located in the Department of City Planning offices at 200 North Spring Street, Room 763, Los Angeles, California 90012.

6. **Flood Insurance.** The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.