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Ref: 73513-0001

September 12, 2013

**VIA E-Mail (Sharon.Gin@lacity.org) and U.S. Mail**

Honorable Jose Huizar, Chair  
Honorable Gilbert Cedillo, Vice Chair  
Honorable Mitchell Englander, Member  
Planning and Land Use Management Committee  
c/o Sharon Gin, Legislative Assistant  
Los Angeles City Council  
200 N. Spring Street, Room 395  
Los Angeles, CA 90012

Re: 11764 West Idaho Avenue/1601 Stoner Ave.  
Council File No.: 13-1070  
**Subject:** Proposed Four-Story, Eight-Unit Condominium Project Illegally  
Reduced to Three Stories by the West Los Angeles Area Planning  
Commission

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Dear Chair Huizar and Members of the Committee:

This office represents Reza Sarafzadeh, the owner of the subject property located at 11764 West Idaho Avenue (also identified as 1601 Stoner Avenue), Los Angeles California, 90025 (the "Property"), original applicant for the above-referenced land use entitlements (collectively, the "Project"), and appellant to the Los Angeles City Council (the "City Council").

The subject Property is zoned R3-1, which permits heights of 45 feet and no limitation on the number of stories. Mr. Sarafzadeh appeals the Determination of the West Los Angeles Area Planning Commission (the "APC") because the APC, while it knew it could not reduce the height, nevertheless limited the number of stories to three without any legal basis to do so. No evidence—let alone substantial evidence—in the record before the APC indicated that a mere eight condominium units or a structure of four stories instead of three would result in any impact to the community.

As described in detail in the attached materials, ***the APC's determination is contrary to the existing Community Plan land use and zoning*** designations of the Property, contrary to the policy decision of the City in so designating the Property, ***contrary to the recent development pattern*** of the vicinity, and not supported by substantial evidence. To the extent that the APC makes any claim to support its conclusion that the Project would create a precedent

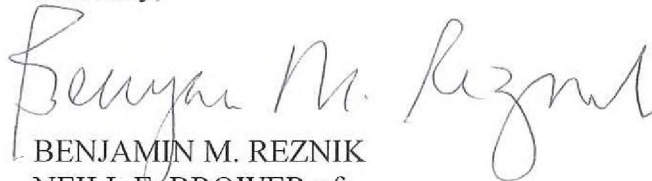
Honorable Jose Huizar, Chair  
September 12, 2013  
Page 2

for development that is inconsistent with its surroundings, *the available evidence directly contradicts the APC's claim*. In fact, as noted in the report prepared by the Department of City Planning, and as illustrated in the attached PowerPoint presentation by City staff, the Project is consistent with development trends of four-story structures, with the same height as the Project, over approximately the last 20 years, both in the immediate and broader vicinity of the Project. This development trend is consistent with the City's decision to zone the Property and the surrounding area as R3-1, consistent with the current West Los Angeles Community Plan. Because the Project is consistent with development over the last 20 years or more, it could not possibly establish any precedent regarding the height or the number of stories. Consequently, no basis exists for the reduction, which effectively constitutes *illegal spot-zoning* of the Property.

For each of the reasons summarized above and discussed in greater detail in the attached materials, the PLUM should overturn the APC's determination and affirm the determinations of the Zoning Administrator and Deputy Advisory Agency regarding the Project.

Thank you for your consideration.

Sincerely,



BENJAMIN M. REZNIK  
NEILL E. BROWER of  
Jeffer Mangels Butler & Mitchell LLP

BMR:nb4

Attachments

cc: Via e-mail w/attachments:  
Hon. Mike Bonin, Councilmember, CD11  
Chad Molnar, Chief of Staff, CD11  
Tricia Keane, Planning Director, CD11  
Tanner Blackman, Planning Director, CD14  
Gerald Gubatan, Senior Planning Deputy, CD1  
Hannah Lee, Chief Planning & Land Use Deputy, CD6  
Jose Romero-Navarro, Department of City Planning  
Amy Brothers, City Attorney's Office





City of Los Angeles

Department of City Planning



# **TT-71891-CN-1A and DIR 2012-3192(DD)-1A ENV-2012-1483-MND-REC1**

Department of City Planning  
JULY 17, 2013





# Project Location

Address 11764 W. Idaho Avenue





# Project location Idaho Avenue and Stoner Avenue







# Site and Project Request

## Subject site:

- Lot Area: 6,583 Net square feet
- Plan: Medium Residential Zone R3-1

## Project Request:

- 4-Story, 8-unit Condominium Development.
- ZA Adjustment of 48 feet lot width in lieu of 50 feet
- Director's Decision to allow no greater than a ten percent reduction of required open space (LAMC 12.21)



# Appeal Argument 1

## Open Space Decision

- Inconsistent with LAMC Section 12.28 Adjustments
- Director's Determination and Tract Map that granted the reduced open space is in violation of the West L.A. Community Plan, which are adjustments to LAMC 12.28.

## Staff Response

- Open space pursuant to LAMC Section 12.21 Open Space (meets required findings)

# Appeal Argument 2

## Excessive Height

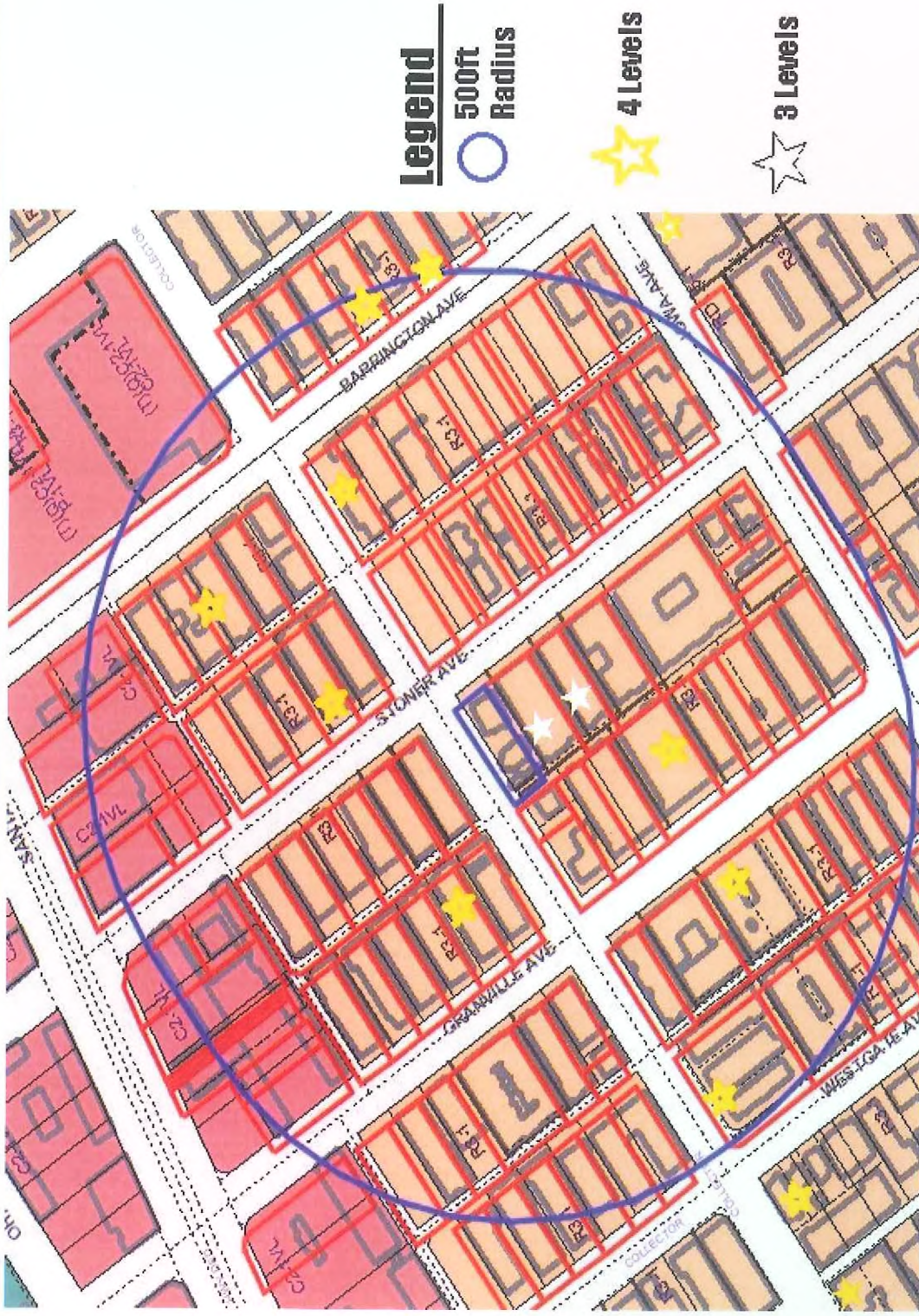
- Only 14% of the buildings in the 4-block quadrant are 4 levels tall, so this project is out of character
- 71% of buildings are 2 levels or shorter, that defines the community character
- The APC is required to mandate a revised design that complies with the neighborhood which is 2 levels
- Excessive in building height of 4 stories, 45 feet in height
- Does not comply with the Community Plan

## Staff's Response

- Existing character varies from 2 to 4 story buildings. Existing trend of new residential development within 500 radius is 4-story structures
- There are approximately 10-to-12 4-story residential buildings in the vicinity (See Exhibit C)
- Height District No. 1 in the R3 Zone allows a maximum height of 45 feet
- The proposed project is consistent with recent construction trend since the 1960's in the area and does not set a neighborhood precedent.

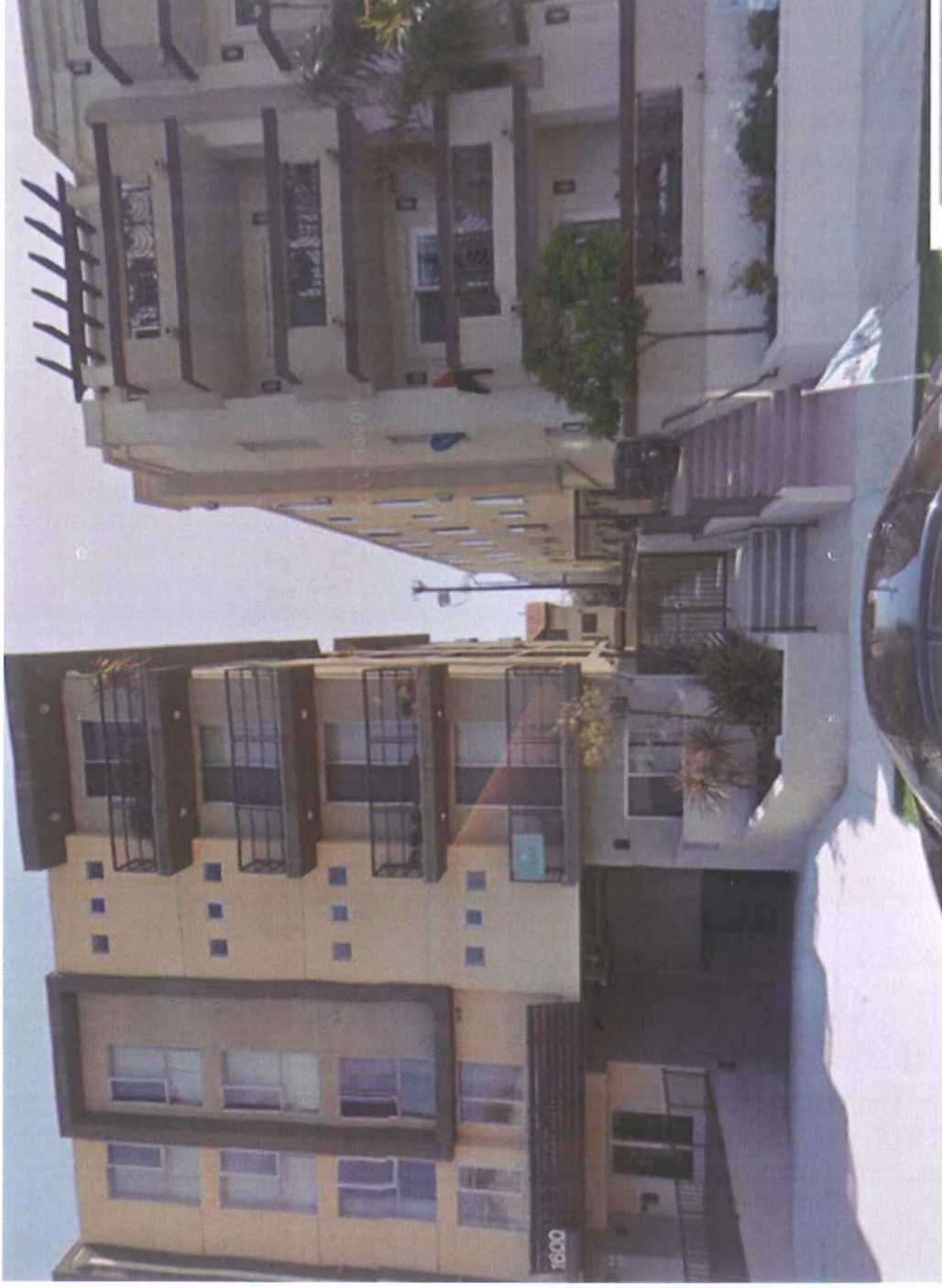


# Exhibit C





1600 South West Westgate 5 levels building (Built in 2008) next to  
1618 and 1616 South Westgate 4 levels (Built in 2007)





# 1563 South Barrington Avenue 4-story Building (Built in 1999)





1616 S Barrington Avenue 4-Sory Building  
(Built in 1988)





## 2 buildings of 3 levels next to the property site



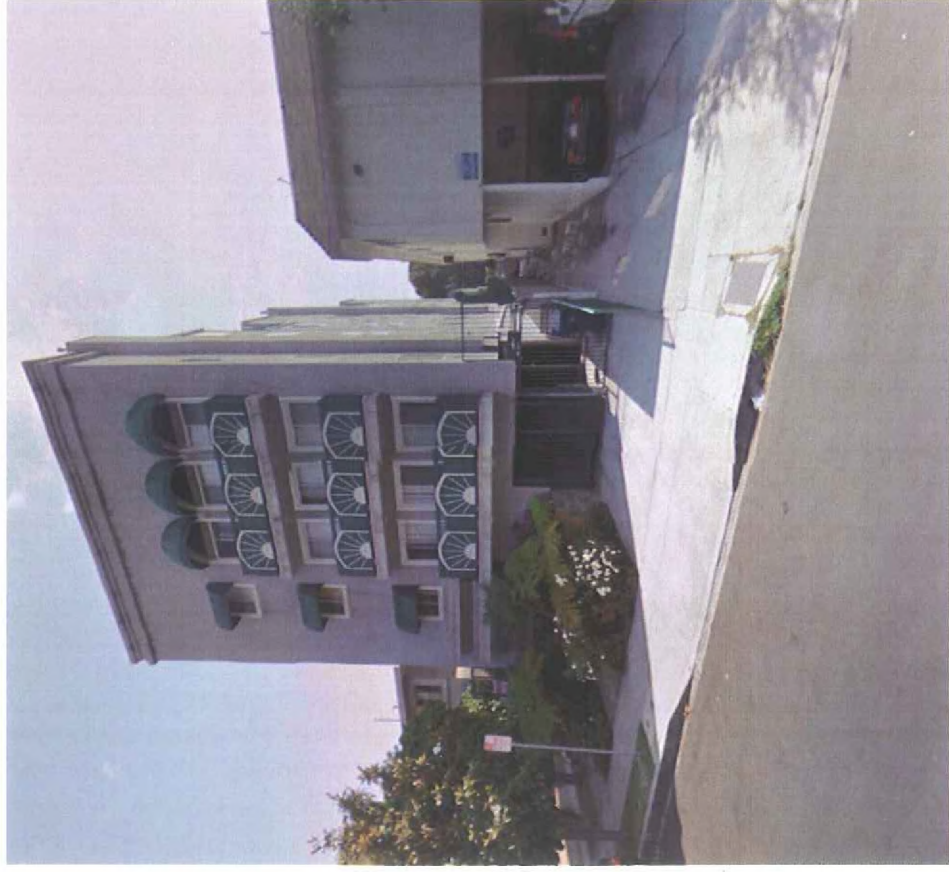


# 1550 South Westgate just outside the 500 radius





# 4 levels Building on Stoner Avenue





# Appeal Argument 3

- Failure to design to LAPD's Design Out Crime Guidelines
- Design to LAPD "Design Out Crime Guidelines" which calls for doors and windows to connect to the sidewalk to increase "natural surveillance."
- Not consistent with the neighborhood character which has many buildings with direct door access to the sidewalk
- Calls for direct visual and pedestrian access to the street to prevent loitering
- Appellant argues that both ground level units should have doors with walkways directly to the sidewalk.

## Staff's Response

1. City average crime is 146 per year (2012)
2. Subject site is in an area with 106% of the city's average crime (155 crimes)
3. Police Department considers a high crime area when it is 120% of the citywide average (176 crimes).
4. Therefore project site/ area is not considered within a high crime area



# Los Angeles Crime Statistics 2012

## 2012 LAPD Crime Statistics

Number of Reporting Districts	Citywide	1,233
Total Part I Crimes		105,621
Total Part II Arrests		74,907
Part I Crimes + Part II Arrests		180,528 "Total Crime"
Citywide Average Crime		146
High Crime Reporting District		176 (120% of Citywide Average)
District		852 (Project site)
Total Part I Crimes		113
Total Part II Arrests		42
Part I-Crimes + Part II-Arrests		155



# Appeal Argument 4

## Open Space

- The reduction of open space is in violation of the West Los Angeles Community Plan
- The findings do not provide evidence that the open space reduction is a benefit to the community or that the site is unique to warrant a reduction

## Staff's Response

### Required Findings

- 1) That the open space provided conforms with the objectives of the subsection
- 2) That the propose project complies with total usable open space requirements

**Facts:** 1,350 square feet of total usable open space is required, and 1,406 is provided

**Conclusion:** The proposed project therefore does comply with the total useable open space requirements, and supports the findings of the Zoning Administrator (See exhibit B)



# Exhibit B

## Usable Open Space

	Required	Approved	Approved %
Common Space	950 square feet	815 square feet	86 %
Private Open Space	400 square feet	591 square feet	147.75%
Total Usable Open Space	1,350 square feet	1,406 square feet	104.15%

### Additional Code Requirements

- 1) A ten percent reduction in the total required usable open space, provided that any reduction to the common open space only
- 2) A ten percent increase in the qualifying area of recreation rooms up to a maximum of 35 percent of the total required usable open space
- 3) A ten percent reduction in the required area for planting of ground cover, shrubs and trees in common open space, but that reduction shall not decrease the total required usable open space





## Staff's Recommendation

- That the decisions of the Advisory Agency and the Zoning Administration be sustained and the appeals be denied.



# MASTER APPEAL FORM

City of Los Angeles – Department of City Planning

APPEAL TO THE: City Council

(DIRECTOR, AREA PLANNING COMMISSION, CITY PLANNING COMMISSION, CITY COUNCIL)

REGARDING CASE #: TT-71891-CN- 1A

PROJECT ADDRESS: 11764 W. Idaho Ave./1601 Stoner Ave., Los Angeles, 90026

FINAL DATE TO APPEAL: August 12, 2013

- TYPE OF APPEAL:
1. ☒ Appeal by Applicant
  2. ☐ Appeal by a person, other than the applicant, claiming to be aggrieved
  3. ☐ Appeal by applicant or aggrieved person from a determination made by the Department of Building and Safety

## APPELLANT INFORMATION – Please print clearly

Name: Reza Sarafzadeh

- \* Are you filing for yourself or on behalf of another party, organization or company?

☒ Self

☐ Other: \_\_\_\_\_

Address: 24942 Vista Veranda

Woodland Hills, CA

Zip: 91367

Telephone: (818) 800-5000

E-mail: n/a

- Are you filing to support the original applicant's position?

☐ Yes

☐ No

## REPRESENTATIVE INFORMATION

Name: Sheri Bonstelle/Neill Brower, Jeffer Mangels Butler & Mitchell LLP

Address: 1900 Avenue of the Stars, 7th Floor

Los Angeles, CA

Zip: 90067

Telephone: (310) 712-6847

E-mail: syb@jmbm.com

This application is to be used for any appeals authorized by the Los Angeles Municipal Code for discretionary actions administered by the Department of City Planning.



JUSTIFICATION/REASON FOR APPEALING --Please provide on separate sheet.

Are you appealing the entire decision or parts of it?

☐ Entire

☒ Part

Your justification/reason must state:

- The reasons for the appeal
- How you are aggrieved by the decision
- Specifically the points at issue
- Why you believe the decision-maker erred or abused their discretion

#### ADDITIONAL INFORMATION/REQUIREMENTS

- Eight (8) copies of the following documents are required (1 original and 7 duplicates):
  - Master Appeal Form
  - Justification/Reason for Appealing document
  - Original Determination Letter
- Original applicants must provide the original receipt required to calculate 85% filing fee.
- Original applicants must pay mailing fees to BTC and submit copy of receipt.
- Applicants filing per 12.26 K "Appeals from Building Department Determinations" are considered original applicants and must provide notice per 12.26 K 7.
- Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the City (Area) Planning Commission must be filed within 10 days of the written determination of the Commission.
- A CEQA document can only be appealed if a non-elected decision-making body (i.e. ZA, APC, CPC, etc...) makes a determination for a project that is not further appealable.

*"If a nonelected decision-making body of a local lead agency certifies an environmental impact report, approves a negative declaration or mitigated negative declaration, or determines that a project is not subject to this division, that certification, approval, or determination may be appealed to the agency's elected decision-making body, if any."*

--CA Public Resources Code § 21151 (c)

I certify that the statements contained in this application are complete and true:

Appellant Signature: \_\_\_\_\_

Date: \_\_\_\_\_

8/8/2013

#### Planning Staff Use Only

Amount	Reviewed and Accepted by	Date
Receipt No.	Deemed Complete by	Date

☐ Determination Authority Notified

☐ Original Receipt and BTC Receipt (if original applicant)



EXHIBIT A



**EXHIBIT "A"**  
**TT-71891-CN-2A**

**Related Cases: DIR-2012-3192(DD)-1A; ENV-2012-1483-MND-REC1**

**I. INTRODUCTION**

Reza Sarafzadeh, the owner of the subject property located at 11764 West Idaho Avenue (also identified as 1601 Stoner Avenue), Los Angeles California, 90025 (the "Property") and original applicant for the above-referenced land use entitlements (collectively, the "Project"), appeals to the Los Angeles City Council (the "City Council") all appealable decisions of the West Los Angeles Area Planning Commission (the "APC") regarding the following actions relating to construction of a new, eight-unit condominium development at the Property (the "Decision") as set forth in a Letter of Determination dated July 31, 2013 (the "Determination"; see Attachment 1).

1. **Granted** the appeal in part.
2. **Sustained** the decision of the Deputy Advisory Agency and approved TT-71891-CN-1A, subject to modified Conditions of Approval and revised Findings.
3. **Overturned** the Zoning Administrator and denied the reduction in open space for DIR-2012-3192-DD-1A, subject to revised Findings.
4. **Adopted** the revised Findings.
5. **Adopted** the environmental clearance Mitigated Negative Declaration ENV-2012-1483-MND-REC1.

As described in greater detail below, the Mr. Sarafzadeh appeals the Determination of the APC, because the findings and conclusions contained therein are contrary to the existing Community Plan land use and zoning designations of the Property, contrary to the policy decision of the City in so designating the Property, contrary to the recent development pattern of the vicinity, and not supported by substantial evidence. As stated above, Mr. Sarafzadeh owns the Property and applied for the above-referenced Tentative Tract Map (the "Map") and Director's Determination. He appeals the Determination, because the unlawful reduction in the zoning compliant height of his proposed building directly and adversely affects his property rights.

**I. GROUNDS FOR APPEAL**

**A. The Failure of the APC to Support its Findings by Substantial Evidence Constitutes an Abuse of Discretion and a Failure to Proceed in a Manner Required by Law.**

An agency abuses its discretion when it fails to proceed in a manner required by law, issues a decision unsupported by findings, and/or makes findings that are not supported by evidence. Cal. Code Civ. Pro. § 1094.5(b). As described above, the APC failed to support its decision with adequate findings, and failed to support the findings it did make with substantial evidence.

Any decision must be supported by evidence in the record. *Western States Petroleum Assn. v. Superior Court*, 9 Cal. 4th 559 (1995). Findings must "bridge the analytical gap between raw evidence and ultimate order." *Id.* at 514-515, citing *Topanga Assn. for a Scenic Environment v. Cnty of Los Angeles*, 11 Cal. 3d 506, 151-16 (1974) (defining findings as legally relevant subconclusions that "bridge the analytical gap between evidence and ultimate decision



**EXHIBIT "A"**  
**TT-71891-CN-2A**

**Related Cases: DIR-2012-3192(DD)-1A; ENV-2012-1483-MND-REC1**

or order."). An agency "must render findings sufficient both to enable the parties to determine whether and on what basis they should seek review and, in the event of review, to apprise a reviewing court of the basis for the board's action." *Western States Petroleum*, 9 Cal. 4th at 515.

Findings should do the following:

1. Provide a framework for making principled decisions, enhancing the integrity of the administrative process;
2. Help make analysis orderly and reduce the likelihood that the agency will randomly leap from evidence to conclusions;
3. Enable the parties to determine whether and on what basis they should seek judicial review and remedy;
4. Apprise a reviewing court of the basis for the agency's action; and,
5. Serve a public relations function by helping to persuade the parties that administrative decision making is careful, reasoned, and equitable.

*Topanga*, *supra*, at pp. 514, 516, fn. 14, and 517.

Even assuming the existence of substantial evidence (as described below in this appeal, it does not exist), the mere presence in the record of evidence to support a determination does not compel the conclusion that a determination—let alone a legally sufficient determination—was in fact made. *Sierra Club v. City of Hayward*, 28 Cal. 3d 840, 859 (1981).

Here, the APC erred and abused its discretion when it reduced to three stories the maximum permitted height of the Project approved by the Deputy Advisory Agency, without substantial evidence to support its determination. The Determination devotes merely two sentences to any findings regarding height. As shown on page F-2 of the Determination, the findings for the Map state only the following:

"[b]ased on evidence provided by the tract appellant, the [APC] has . . . determined that a four-story structure would not be consistent with the [West Los Angeles] Community Plan and would set a precedent that would adversely affect the character of the neighborhood as the vast majority of structures in the neighborhood are one to two stories."

These grossly insufficient findings do not comply with the law. Neither of these conclusory statements is supported by any evidence—let alone substantial evidence—in the record. Moreover, nothing provides any link between the purported evidence provided by the appellant and the conclusions of the findings. Each of these failings would, by itself, violate the long-established requirements set forth in *Topanga* and articulated in *Western States Petroleum*.



**EXHIBIT "A"**  
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**Related Cases: DIR-2012-3192(DD)-1A; ENV-2012-1483-MND-REC1**

**1. The Project is Consistent with Surrounding Development, and the APC's Determination to the Contrary is not supported by Substantial Evidence.**

The Determination cites no substantial evidence regarding inconsistency with surrounding development. To the extent the Determination attempts to provide any basis for the decision regarding building height, *it cites irrelevant and misleading information*. Although the determination briefly asserts that the "vast majority" of structures in the "neighborhood" are one to two stories, the statement completely omits the relationship of the taller (and zoning compliant) buildings to the Project.

Merely stating that most buildings in the vicinity do not reach the height of the proposed building wrongly ignores the fact that *the existing four-story structures in the vicinity primarily occur in the area immediately surrounding the Property and established a pattern with which the Project is consistent*. This mere recitation of misleading statistics is akin to rejecting a high-rise structure on the edge of Century City because the majority of existing development (including the neighboring single-family neighborhoods adjacent to Century City) is low-intensity, single- and multi-family homes. The statistic might be accurate, but says nothing about the appropriateness of a project to its particular site and cannot rationally support such a decision.

The "evidence provided by the tract appellant" includes several photographs of four-story structures, five of which are located within one to two blocks of the Property. The Department of City Planning Recommendation Report to the APC (the "Recommendation Report," Attachment 2) discusses these structures on page 5. They are:

- 1538 S. Stoner Ave. (within one block);
- 1529 S. Granville Ave. (within one block);
- 1544 S. Granville Ave. (within one block, almost directly across the street); and
- 1616 S. Granville Ave. (same block, around the corner); and
- 1625 S. Granville Ave. (within one block).

These buildings are also depicted in the aerial photograph attached as Attachment 3. Thus, to the extent four-story buildings are less common, these depictions illustrate that such buildings generally cluster in the vicinity of the Property.

Additionally, as shown in the aerial photograph, two three-story structures are located on lots adjacent to the Property on Stoner Avenue. Thus, even the two-story structures on the block would be buffered by the existing three-story structures, providing a graduated intensity as one moves away from the Property. Other two-story structures located across Idaho Avenue from the Property would be buffered by the right-of-way itself, and are already adjacent to the four-story structure located at 1544 S. Granville Ave.

Statements regarding the nature of existing one- and two-story development in the area are similarly misleading and fail to support the findings. In fact, there is only a minimal amount of single-story development near the Property, and the appellant attempted to bundle the list of nearby single-story, surface parking, and two- to 2 1/2-story structures to give a false impression



## EXHIBIT "A"

TT-71891-CN-2A

Related Cases: DIR-2012-3192(DD)-1A; ENV-2012-1483-MND-REC1

of lower surrounding development intensity. Three single-story structures are located midblock and further southeast along Stoner Avenue, away from the Property, where they already face two- and three-story development. One single-story structure is located on the Property, and would be demolished, and a second (gated and boarded) is located immediately adjacent to the Property. *In short, as stated in the Recommendation Report, the Project is consistent with the development in its surroundings.*

### **2. The Project is Consistent with the Community Plan and the LAMC, and Would not and Could not Establish any Development Precedent.**

As described in detail above and as acknowledged in the materials upon which the APC purports to rely, four-story structures exist and are currently under construction in the immediate vicinity of the Project. These developments, as with the Project, are consistent with the R3-1 (Multiple Dwelling, Height District 1) zoning designation for the Property, as well as the General Plan Land Use Designation of Medium Residential,<sup>1</sup> which collectively allow building heights of 45 feet by right, which allows up to four stories.<sup>2</sup> Thus, a precedent for development at the intensities specifically contemplated in the Los Angeles Municipal Code ("LAMC") and the Community Plan Land Use Map is already well established.

Also, many of the buildings in the area were built in the 1960s, as described on page 5 of the Recommendation Report. The current West Los Angeles Community Plan was adopted in 1999, and the Land Use Map for the Community Plan specifically references the R3 zoning designation and the height district that apply to the Property. Thus, the designation of the Property and the surrounding area as Medium Residential (and zoned R3-1) reflects the City's judgment and the community's judgment regarding the appropriate level of development for the area. The five four-story buildings within a two-block area of the Property are discussed in the Recommendation Report are part of—and consistent with—this judgment. Moreover, they represent a long-term trend of development in the area, having been constructed from 1986 to 2010. *As directly stated on page 5 of the Recommendation Report, "[t]he proposed project is consistent with recent construction trend [sic] in the area and does not set a neighborhood precedent" (emphasis added).*

### **B. The APC Abused Its Discretion in Reducing the Number of Stories of the Zoning-Compliant Project.**

#### **1. No Basis Exists for the Reduction.**

Even assuming that development within the neighborhood did not include four-story structures, the APC has no basis—and articulated no basis—for contravening the Community Plan and the LAMC.<sup>3</sup> The number of stories of fifty-year-old structures built at lower intensities than those proposed by the Project are not only misleading, as described above, but also are irrelevant to the Project's compliance with applicable requirements.

<sup>1</sup> City of Los Angeles, Zoning Information and Map Access System ("ZIMAS"), accessed August 7, 2013. A ZIMAS Report for the Property, Attachment 4 to this appeal.

<sup>2</sup> LAMC §12.21.1, the relevant portions of which are included as Attachment 5 to this appeal.

<sup>3</sup> LAMC §12.21.1 provides that each of these designations provides a height limit of 33 feet, which is the height limit placed on the Property by the APC.



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**Related Cases: DIR-2012-3192(DD)-1A; ENV-2012-1483-MND-REC1**

As described above, *the 45-foot height of the Project is allowed by right* on a property with a Community Plan Land Use designation of Medium Residential and a zoning designation of R3-1. Moreover, as also described above, five structures of similar height to the Project exist within one block of the Property and reflect a trend toward development at the level consistent with the Property's designation. Lastly, the APC adopted no findings that even attempted to relate the deeply flawed information referenced to the decision to reduce the number of stories of the structure. This is particularly troubling because *Mr. Sarafzadeh requested no entitlement related to any aspect of height*, and none of the traditional purposes of limiting height, such as a historic district, transfers of development rights, or light and air easements, are present in this case.

**2. The Height District for the Property Does Not Restrict Stories or Floor Area, Unlike Other Height Districts.**

The zoning designation of the Property, which includes height district 1, is unique in containing no limitation on the number of stories or floor area.<sup>4</sup> The height districts that contain limitations on the number of stories are height districts 1-VL and 1-XL. District 1-VL limits height to 45 feet and three stories; district 1-XL, to two stories and 30 feet. However, even those floor limitations are expressly eliminated for structures used entirely for residential purposes.<sup>5</sup> Thus, even for height districts that contain floor limitations, the City has enacted and followed a decision not to limit the number of floors for residential structures, as long as a development complies with specified height limits, consistent with the desired density of the zone itself and the recognized need to provide housing units. Here, however, the APC has exceeded its authority, with no evidentiary basis, to single-handedly contravene the LAMC with respect to the Property.

**3. The Reduction in the Number of Floors Does Not Even Achieve the APC's Apparent Goal of Height Reduction and is Therefore Irrational as Well as Unlawful.**

As quoted above, the APC's scant discussion in its revised findings appears to indicate a belief that limiting development to three stories would reduce render the height of the Project compatible with surrounding development. However, without a concomitant—and similarly illegal and supportable—limitation in height, limiting the number of stories does not limit the height of the structure, and does nothing to address the unwarranted concern of the APC. Therefore, the APC's limitation on the number of stories is not only unlawful, but also irrational and unsupported by any of the discussion in the Determination.

**4. The Reduction in the Number of Floors Effectively Spot-Zones the Property.**

"[T]he essence of spot zoning is irrational discrimination." *Avenida San Juan Partnership v. City of San Clemente*, 201 Cal. App. 4th 1256 (2011), quoting *Arcadia Development Co. v. City of Morgan Hill*, 197 Cal. App. 4th 1526 (2011). "Spot zoning occurs

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<sup>4</sup> LAMC §12.21.1 A.

<sup>5</sup> *Id.*



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**Related Cases: DIR-2012-3192(DD)-1A; ENV-2012-1483-MND-REC1**

where a small parcel is restricted and given lesser rights than the surrounding property . . . ." *Avenida San Juan Partnership, supra*. Here, the APC has applied a development limitation to the Property that is inconsistent with the entire height district scheme, applies only to the Property, exists nowhere else in the vicinity, and has no rational evidentiary basis. The limitation does not affect any other property with an R3-1 zoning designation and in fact denies the Property a level of development permitted for five other properties in the immediate vicinity. Moreover, as described above, the limitation would not even achieve the APC's purported (though unsubstantiated) goal. Consequently, the APC's Determination amounts to an illegal spot-zoning of the Property, which constitutes a taking. *See Id.* (holding that a spot-zoning conducted through the normal legislative process constituted a compensable regulatory taking).

**II. MR. SARAFZADEH IS AGGRIEVED BY THE DECISION.**

As stated above, Mr. Sarafzadeh is the owner of the Property and the original applicant for the Project. Mr. Sarafzadeh purchased the Property on or around July 18, 2012, and the zoning designation of the Property on the date of the purchase was the same as it is today. Consequently, Mr. Sarafzadeh purchased the Property with *the reasonable expectation of a certain amount of development potential, consistent with the desired density established for the Property* by the Community Plan and the LAMC. Unlawfully limiting the number of stories of development establishes a limitation that does not exist under the Property's zoning designation and which, even for the designations that contain such a limitation, is expressly disclaimed for residential structures.

Also, elimination of one story of development potential necessarily limits the buildable floor area of the Property, which limits the number of residential units it is possible to build on the Property and thwarts the City's determinations regarding desirable density and increased housing opportunities. The unlawful and unsupported decision by the APC also will negatively affect Mr. Sarafzadeh's ability to develop his property and to realize his reasonable development expectations based on the land use and zoning designations of the Property, as *the loss of units will render the entire Project financially infeasible*, constituting a taking. Therefore, Mr. Sarafzadeh is aggrieved by the Determination.

**III. CONCLUSION**

For the reasons stated above and those presented to the APC in the Recommendation Report and in other communications from Mr. Sarafzadeh's representative (Attachment 6), Mr. Sarafzadeh respectfully requests that the City Council overturn the unlawful and inadequate Determination by the APC and affirm the decision of the Deputy Advisory Agency with respect to the Map.







## WEST LOS ANGELES AREA PLANNING COMMISSION

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

Determination Mailing Date: JUL 31 2013

CASES: TT-71891-CN-1A and  
DIR-2012-3192-DD-1A

Location: 11764 West Idaho Avenue  
Council District: 11

CEQA: ENV-2012-1483-MND-REC1

Plan Area: West Los Angeles  
Zone: R3-1

APPLICANT: Reza Sarafzadeh  
Representative: Ronald Cargill

APPELLANT: Jay Ross

At its meeting on July 17, 2013, the following action was taken by the West Los Angeles Area Planning Commission:

1. Granted the appeal in part.
2. Sustained the decision of the Deputy Advisory Agency and approved TT-71891-CN-1A, subject to modified Conditions of Approval and revised Findings.
3. Overturned the Zoning Administrator and denied the reduction in open space for DIR-2012-3192-DD-1A, subject to revised Findings.
4. Adopted the revised Findings.
5. Adopted the environmental clearance Mitigated Negative Declaration ENV-2012-1483-MND-REC1.

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 Donovan  
Seconded: Commissioner Foster  
Ayes: Commissioners Donovan, Foster, Halper, Martinez, and Linnick

Vote: 5 - 0

Rhonda Ketay, Commission Executive Assistant I  
West Los Angeles Area Planning Commission

**Effective Date/Appeals:** This action of the West Los Angeles Area Planning Commission regarding the Tentative Tract will be final within 10 days from the mailing date on this determination unless an appeal is filed within that time to the City Council. The Director's Decision is not further appealable. All appeals shall be filed on forms provided at the Planning Department's public Counters at 201 North Figueroa Street, Third Floor, Los Angeles, or at 6262 Van Nuys Boulevard, Room 251, Van Nuys. Forms are also available on-line at [www.lacity.org/pln](http://www.lacity.org/pln).



Final Appeal Date: AUG 12 2013

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: Modified Conditions of Approval and Revised Findings

Cc: Notification List  
Joey Vasquez  
Jose Carlos Romero-Navarro  
Jim Tokunaga  
Linda Clark

## ACTION OF WEST LOS ANGELES AREA PLANNING COMMISSION

July 17, 2013

DIR 2012-3192(DD)-1A

## REVISED FINDINGS

FINDINGS

Following (highlighted) is a delineation of the findings and the application of the relevant facts of the case to same:

1. The open space provided does not conform with the objectives of this subsection.

In granting the appeal and overturning the Director's Determination to allow a no greater than ten (10) percent reduction to the required open space for a 8-unit residential building, the West Los Angeles Area Planning Commission made the finding that the site characteristics do not make strict adherence to the zoning regulation infeasible or impractical. A reduction of open space is not reasonable request and does not benefit the community. It was the opinion of the Area Planning Commission that more open space could have been designed into the project.

2. The proposed project does not comply with the total usable open space requirements.

Most of the open space provided is raised planter beds. It was the view of the Area Planning Commission that planters don't allow for active or passive open space as required by the Municipal Code. The planer beds should not count as usable open space because no one can walk, sit or play on them. The applicant can still build a project that is smaller with less units, but with more open space.

## ADDITIONAL MANDATORY FINDINGS

3. 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.
4. On January 10, 2013, a Mitigated Negative Declaration (ENV-2012-1483-MND-REC1) 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 (and identified in this determination), there is no substantial evidence that the proposed project will have a significant effect on the environment. I hereby adopt that action. This Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is



based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street.

## ACTION OF THE WEST LOS ANGELES AREA PLANNING COMMISSION

July 17, 2013

TT-71891-CN-1A

## REVISED CONDITIONS AND FINDINGS

## BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That a 2-foot wide strip of land be dedicated along Idaho Avenue adjoining the subdivision to complete a 32-foot wide half right-of-way dedication in accordance with Collector Street Standards, including a 15-foot radius property line return at the intersection with Stoner Avenue.

## DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

2. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Inter-Departmental Letter dated July 27, 2012, Log No. 77580 and attached to the case file for Tract No. 71891.

## DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

3. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
  - a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
  - b. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be rechecked as per net lot area after street dedication. Side yard requirement shall be required to comply with current code as measured from new property lines after dedication.
  - c. The submitted Map does not comply with the minimum lot width (50 ft.) requirement of the R3-1 Zone. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning.

## Notes:

Any proposed structures or uses on the site have not been checked for



and shall comply with Building and Zoning Code requirements. Plan check will be required before any construction, occupancy or change of use.

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

#### DEPARTMENT OF TRANSPORTATION

4. That the project be subject to any recommendations from the Department of Transportation.

#### FIRE DEPARTMENT

5. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
  - a. No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel.
  - b. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
  - c. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
  - d. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
  - e. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building. But, in no case greater than 150 feet horizontal travel distance from the edge of the public street, private street or Fire Lane. This stairwell shall extend unto the roof.
  - f. Entrance to the main lobby shall be located off the address side of the building.
  - g. Any required Fire Annunciator panel or Fire Control Room shall be located within 50 feet visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.

- h. Site plans shall include all overhead utility lines adjacent to the site.

Note:

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6504. You should advise any consultant representing you of this requirement as well.

#### DEPARTMENT OF WATER AND POWER

6. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

#### BUREAU OF STREET LIGHTING - SPECIFIC CONDITIONS

7. Street Lighting clearance for this Street Light Maintenance Assessment District condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District office, see condition S-3. (c).

Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

#### - BUREAU OF SANITATION

8. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

#### INFORMATION TECHNOLOGY AGENCY

9. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will



be installed in the same manner as other required improvements. Refer to the Los Angeles Municipal Code Section 17.05-N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 N Main Street, Room 1255, Los Angeles, CA 90012, (213) 473-9973.

#### DEPARTMENT OF RECREATION AND PARKS

10. That the Quimby fee be based on the R3 Zone.

#### DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

11. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

- a. Limit the proposed development to a maximum of 8 dwelling units
- b. Provide a minimum of 2 covered off-street parking spaces per dwelling unit, plus 1/4 guest parking spaces per dwelling. All guest spaces shall be readily accessible, conveniently located, specifically reserved for guest parking, posted and maintained satisfactory to the Department of Building and Safety.

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

In addition, prior to issuance of a building permit, a parking plan showing off-street parking spaces, as required by the Advisory Agency, be submitted for review and approval by the Department of City Planning (201 N. Figueroa Street, 4<sup>th</sup> Floor).

- c. **Note to City Zoning Engineer and Plan Check.** The Advisory Agency has approved the following variations from the Los Angeles Municipal Code as it applies to this subdivision and the proposed development on the site.

Approved Variations as follows:

1. A Zoning Administrator's Adjustment to permit a lot width of 48 feet in lieu of the minimum 50-foot lot width required in the R3-1 Zone.
- d. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required

front yard.

- e. The applicant shall install an air filtration system(s) to reduce the effects of diminished air quality on occupants of the project.
  - f. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
  - g. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
  - h. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
  - i. Upon the effective date of this conditional approval, 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.
  - j. Any structure shall be limited to three (3) stories.
12. That prior to the issuance of the building permit or the recordation of the final map, a copy of the approved Director's Decision (Case No. DIR 2012-3192[DD]) shall be submitted to the satisfaction of the Advisory Agency. In the event that DIR 2012-3192(DD) is not approved, the subdivider shall submit a tract modification.
  13. That the subdivider shall record and execute a Covenant and Agreement to comply with the West Los Angeles Transportation Improvement and Mitigation Specific Plan prior to the issuance of a building permit, grading permit and the recordation of the final tract map.

#### DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

14. That prior to recordation of the final map the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770 and Exhibit CP-6770. M) in a manner satisfactory to the Planning Department requiring the subdivider to identify (a) mitigation monitor(s) who shall



provide periodic status reports on the implementation of mitigation items required by Mitigation Condition Nos. 15, 16, and C-3 of the Tract's approval satisfactory to the Advisory Agency. The mitigation monitor(s) shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, postconstruction/maintenance) to ensure continued implementation of the above mentioned mitigation items.

15. Prior to the recordation of the final map, the subdivider will prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

- MM-1. All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a Landscape Practitioner (Sec. 12.40-D) and to the satisfaction of the decision maker.
- MM-2. An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 11, to the satisfaction of the Department of Building and Safety.
- MM-3. The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
- MM-4. Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The project shall comply with the Uniform Building Code Chapter 18, Division 1 Section 1804.5 Liquefaction Potential and Soil Strength Loss. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.
- MM-5. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

- MM-6. Install a demand (tankless or instantaneous) water heater system sufficient to serve the anticipated needs of the dwelling(s).
- MM-7. Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.
- MM-8. Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.
- MM-9. Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.
- MM-10. The project shall comply with the requirements of the Flood Hazard Management Specific Plan, Ordinance No. 172081 effective 7/3/98.
- MM-11. The project shall comply with the provisions of the Advisory Agency's Parking Policy.
- MM-12. The applicant shall pay school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.
- MM-13. Pursuant to Section 17.12-A or 17.58 of the Los Angeles Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of dwelling units.
- MM-14. The project shall comply with the West Los Angeles Transportation Improvement and Mitigation Specific Plan.
- MM-15. The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g. use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).



MM-16. In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:

- Weather-based irrigation controller with rain shutoff
- Matched precipitation (flow) rates for sprinkler heads
- Drip/microspray/subsurface irrigation where appropriate
- Minimum irrigation system distribution uniformity of 75 percent
- Proper hydro-zoning, turf minimization and use of native/drought tolerant plant materials
- Use of landscape contouring to minimize precipitation runoff
- A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for existing and expanded irrigated landscape areas totaling 5,000 sf. and greater.

MM-17. If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.

MM-18. Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.

MM-19. Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.

MM-20. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.

MM-21. Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)

MM-22. Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.

MM-23. Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.

- MM-24. Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.
- MM-25. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.
- MM-26. All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle demolition and construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, bricks, metals, wood, and vegetation. Non recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.
16. **Construction Mitigation Conditions** - Prior to the issuance of a grading or building permit, or the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
- CM-1 That a sign be required on site clearly stating a contact/complaint telephone number that provides contact to a live voice, not a recording or voice mail, during all hours of construction, the construction site address, and the tract map number. **YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.**
- Locate the sign in a conspicuous place on the subject site or structure (if developed) so that it can be easily read by the public. The sign must be sturdily attached to a wooden post if it will be free-standing.
  - Regardless of who posts the site, it is always the responsibility of the applicant to assure that the notice is firmly attached, legible, and remains in that condition throughout the entire construction period.
  - If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required for each five (5) acres, or portion thereof. Each sign must be posted in a prominent location.



- CM-2. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- CM-3. The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- CM-4. All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- CM-5. All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- CM-6. All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- CM-7. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- CM-8. Trucks having no current hauling activity shall not idle but be turned off.
- CM-9. The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.
- CM-10. Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures.
  - a. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.
  - b. Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.

- CM-11. Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.
- CM-12. Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- CM-13. All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.
- CM-14. Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- CM-15. Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.
- CM-16. The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- CM-17. Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- CM-18. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- CM-19. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-20. Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes.
- CM-21. To facilitate on-site separation and recycling of demolition- and construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.



## DEPARTMENT OF CITY PLANNING - STANDARD CONDOMINIUM CONDITIONS

C-1 That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. Where the existing zoning is (T) or (Q) for multiple residential use, no construction or use shall be permitted until the final map has recorded or the proper zone has been effectuated. If models are constructed under this tract approval, the following conditions shall apply

1. Prior to recordation of the final map the subdivider shall submit a plot plan for approval by the Division of Land Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
2. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.

C-2 Prior to the recordation of the final map, the subdivider shall pay or guarantee the payment of a park and recreation fee based on the latest fee rate schedule applicable. The amount of said fee to be established by the Advisory Agency in accordance with Section 17.12 of the Los Angeles Municipal Code and to be paid and deposited in the trust accounts of the Park and Recreation Fund.

C-3 That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any permit. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. Failure to comply with this condition as written shall require the filing of a modification to this tract map in order to clear the condition.

In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

C-4 In order to expedite the development, the applicant may apply for a building permit for an apartment building. However, prior to issuance of a building permit for apartments, the registered civil engineer, architect or licensed land surveyor shall certify in a letter to the Advisory Agency that all applicable tract conditions affecting the physical design of the building and/or site, have been included into the building plans. Such letter is sufficient to clear this condition. In addition, all of the applicable tract conditions shall be stated in full on the building plans and a copy of the plans shall be reviewed and approved by the Advisory Agency prior to submittal to the Department of Building and Safety for a building permit.

OR

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

#### BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1 (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Municipal Code.
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
- (g) That any required slope easements be dedicated by the final map.
- (h) That each lot in the tract comply with the width and area requirements of the Zoning Ordinance.
- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.



- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
  - (k) That no public street grade exceeds 15%.
  - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.
- S-2 That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
  - (b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.
  - (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
  - (d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
  - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3 That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
  - (b) Construct any necessary drainage facilities.
  - (c) Construct two (2) new street lights on Idaho Avenue

Notes:

The quantity of street lights identified may be modified slightly

during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering condition S-3 (i), requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree planting's shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
  - a. Improve Stoner Avenue adjoining the tract by the construction of an integral concrete curb and gutter; a 5-foot wide concrete sidewalk adjacent to the property line with planting trees and landscaping of the parkway, including any necessary removal and reconstruction of the existing improvements.
  - b. Improve Idaho Avenue being dedicated and adjoining the subdivision by the construction of an integral concrete curb and gutter; a 6-foot wide concrete sidewalk adjacent to the property line with planting trees and landscaping of the parkway, together with construction of two curb ramps on southwesterly and northwesterly corners of the intersection of Idaho and Stoner Avenues as required by the "Americans with Disabilities Act".



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

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

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

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

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

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

### FINDINGS OF FACT (CEQA)

The Environmental Staff Advisory Committee issued Mitigated Negative Declaration ENV-2012-1483-MND-REC1 on January 10, 2013. The Committee found that potential negative impact could occur from the projects's implementation due to:

- increasing demand on available water resources.
- existing ambient air pollution levels.
- noise from the site.
- potential seismic activity.
- flood hazard.
- need for landscaping.
- lack of open space.
- liquefaction.
- green house emissions.
- insufficient school capacity.
- additional traffic generated.
- creation of additional solid waste.

The Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV-2012-1483-MND reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition Nos. 15, 16, and C-3 of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

In accordance with Section 21081.6 of the Public Resources Code (AB3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by requiring reporting and monitoring as specified in Condition No. 14.

Furthermore, the Advisory Agency hereby finds that modification(s) to and/or correction(s) of specific mitigation measures have been required in order to assure appropriate and adequate mitigation of potential environmental impacts of the proposed use of this subdivision.

### FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Tentative Tract No. 71891-CN, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:



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

The adopted West Los Angeles Community Plan designates the subject property for Medium Residential land use with the corresponding zone of R3. The property contains 0.15 net acres (6,583 net square feet) and is presently zoned R3-1. In addition to the tract map approval, the applicant is also requesting a Zoning Administrator Adjustment to permit a lot width of 48 feet, in lieu of the required 50 feet, made necessary by the 2-foot dedication along Idaho Avenue required by the Bureau of Engineering. The project is located within the West Los Angeles Transportation Improvement and Mitigation Specific Plan. Approval of the tract map is conditioned on compliance with the Specific Plan.

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

The adopted West Los Angeles Community Plan designates the subject property for Medium Residential land use with the corresponding zone of R3. The property contains approximately 0.15 net acres (6,583 net square feet after required dedication) and is presently zoned R3. The proposed development of eight multiple family dwellings is allowable under the current adopted zone and the land use designation.

Based on evidence provided by the tract appellant, the West Los Angeles Area Planning Commission has limited the project to three stories. The Area Planning Commission determined that a four-story structure would not be consistent with the Community Plan and would set a precedent that would adversely affect the character of the neighborhood as the vast majority of structures in the neighborhood are one to two stories.

The Bureau of Engineering has reviewed the proposed subdivision and found the subdivision layout generally satisfactory. As a condition of approval, the subdivider is required to make dedications and improvements on Idaho Avenue and Stoner Avenue in order to meet current street standards.

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

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

The site is level and is not located in a slope stability study area, high erosion hazard area, or fault-rupture study zone. The site is located in a liquefaction area. Building and Safety, Grading Division, in their approval letter, states that the soil underneath the project site has the required factor of safety against

potential liquefaction. The site is located in an area developed with multiple family dwellings. The site is therefore physically suitable for the proposed type of development.

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

The site is one of the underimproved properties in the vicinity. The development of this tract is an infill of an otherwise largely multiple-family residential neighborhood.

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

The soils and geology reports for the proposed subdivision were found to be adequate by the Grading Division of the Department of Building and Safety upon compliance with imposed conditions.

The site is therefore physically suitable for the proposed density of development.

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

The Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV-2012-1483-MND reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition Nos. 15, 16, and C-3 of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

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

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

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the



existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

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

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

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

- 1) In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.
- 2) Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.
- 3) The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.
- 4) The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.
- 5) In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

**ADJUSTMENT FINDINGS (Sections 12.28 C.4 and 17.03 A)**

- (i) THE GRANTING OF THE ADJUSTMENT WILL RESULT IN DEVELOPMENT THAT IS COMPATIBLE AND CONSISTENT WITH THE SURROUNDING USES, AND WILL CREATE NO ADVERSE IMPACTS OR ANY ADVERSE IMPACTS HAVE BEEN MITIGATED.

The zoning regulations require setbacks from property lines in order to provide for compatibility between respective properties as well as to ensure access in the event of an emergency. Such regulations, however, are written on a Citywide basis and cannot take into account individual unique characteristics which a specific parcel and its intended use may have. In this instance, the Code's desire to achieve compatibility between respective sites and protect neighboring properties and the applicant's desire to provide a more viable/functional, livable dwelling/ business/ service can be accommodated in a manner consistent with the intent and purpose of the zoning regulations

A Mitigated Negative Declaration ENV-2012-1483-MND-REC1 was prepared for the subject project and identifies mitigation measures which will mitigate any impacts resulting from the project. These mitigation measures have been imposed as conditions of approval.

- (j) THE GRANTING OF THE ADJUSTMENT IS IN CONFORMANCE WITH THE INTENT AND PURPOSE OF THE GENERAL PLAN, AND WITH THE SPIRIT AND INTENT OF THE PLANNING AND ZONING CODE OF THE CITY.

The site is located within the West Los Angeles Community Plan Area. The plan designates the subject site for Medium Residential with corresponding zone of R3 and Height District No. 1. The granting of an adjustment is not inconsistent with the intent and purpose of the Community Plan. The West Los Angeles Community Plan does not specifically address adjustments.

- (k) THAT THE SITE AND/OR EXISTING IMPROVEMENTS MAKE STRICT ADHERENCE TO ZONING REGULATIONS IMPRACTICAL OR INFEASIBLE.

The site is a corner lot having a frontage of 50 feet on Stoner Avenue and approximately 139 feet on Idaho Avenue. The Bureau of Engineering is requiring that a two-foot wide strip of land be dedicated along Idaho Avenue as a condition of approval. The two-foot dedication reduces the site's lot width to 48 feet, thereby making the lot nonconforming as to the minimum lot width requirement of 50 feet.

These findings shall apply to both the tentative and final maps for Tract No. 71891-CN.





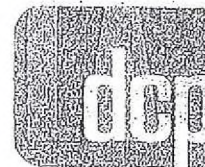








DEPARTMENT OF CITY PLANNING  
RECOMMENDATION REPORT



West Los Angeles Area Planning  
Commission

Date: July 17, 2013  
Time: After 4:30 p.m.\*  
Place: Henry Medina West Los Angeles  
Parking Enforcement Facility  
2<sup>nd</sup> Floor, Roll Call Room  
11214 West Exposition Boulevard  
Los Angeles, CA 90064

Public Hearing: Required  
Appeal Status: Appealable to City Council

Case Nos.: TT-71891-CN-1A and  
DIR 2012-3192(DD)-1A  
CEQA No.: ENV-2012-1483-MND-  
REC1  
Incidental Cases: None  
Related Cases: None  
Council No.: 11  
Plan Area: West Los Angeles  
Specific Plan: West Los Angeles  
Transportation Improvement  
and Mitigation  
West Los Angeles  
Medium Residential  
R3-1  
Appellant: Jay Ross  
Applicant: Reza Sarafzadeh

PROJECT  
LOCATION: 11764 West Idaho Avenue

PROJECT: 1) A Tentative Tract Map for a 1-lot subdivision for a maximum 8-unit residential condominium; 2) A Zoning Administrator's Adjustment to permit a lot width of 48 feet in lieu of the minimum 50-foot lot width required in the R3-1 Zone; and 3) A Director's Decision to allow no greater than a ten (10) percent reduction to the required open space for a 8-unit residential building.

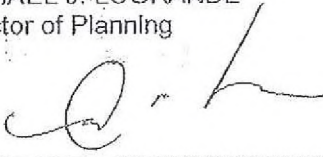
REQUEST: APPEALS FROM the entire decision by the Advisory Agency in approving TT-71891-CN and the entire decision by the Zoning Administrator in approving DIR 2012-3192(DD).

RECOMMENDATION Actions:

1. Deny the appeals.
2. Sustain the actions of the Deputy Advisory Agency in approving TT-71891-CN and the Zoning Administrator in approving DIR 2012-3192(DD).
3. Adopt the Findings of the Deputy Advisory Agency and the Zoning Administrator.
4. Adopt Mitigated Negative Declaration ENV-2012-1483-MND-REC1.



MICHAEL J. LOGRANDE  
Director of Planning



---

JOSE CARLOS ROMERO-NAVARRO  
Deputy Advisory Agency

**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 *Area Planning Commission Secretariat, 200 North Spring Street, Room 272, 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 agendaized 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 its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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### Exhibits:

1. Vicinity Map
2. Radius Map
3. Tentative Tract Map
4. Appeal Documents
5. Letter of Determinations
6. Environmental Document
7. Parcel Profile Report
8. Aerial Photograph
9. Four-story Structures
10. Police Reporting District
11. Code Analysis/Elevations/Floor Plans



## STAFF APPEAL REPORT

### Background

The subject property is a level, rectangular-shaped, corner, record lot, having frontages of 50 feet on the southwest side of Stoner Avenue and approximately 139 feet on the southeast side of Idaho Avenue. The subject site contains a total of 6,583 net square feet. The subject property is zoned R3-1 and designated Medium Residential in the West Los Angeles Community Plan.

The subject project is a tentative tract map for a one-lot subdivision for an eight unit residential condominium with 18 parking spaces (16 resident and 2 guest). As designed, the project will be four stories, 45 feet in height. There will be two units per floor with one two-bedroom unit and seven three-bedroom units.

In addition to the subdivision approval, the applicant requested a Zoning Administrator's Adjustment to permit a lot width of 48 feet in lieu of the minimum 50-foot lot width required in the R3-1 Zone. The Bureau of Engineering is requiring that a 2-foot strip of land be dedicated along Idaho Avenue which reduces the lot width from the existing 50 feet to 48 feet.

The applicant also filed a separate Director's Decision (Case No. DIR-2012-3192-DD) to permit a ten percent reduction in open space. The Los Angeles Municipal Code requires usable open space for six or more residential units. Usable open space can either be in a common area or private space. The requirement is 125 square feet of open space for each unit having three habitable rooms and 175 square feet of open space for each unit having more than three habitable rooms. The proposed project will have one unit with three habitable room and seven units with four habitable rooms, requiring a total of 1,350 square feet of open space.

The Municipal Code requires that the common open space have a minimum area of 400 square feet and constitute at least 50% of the total required usable open space. The Code limits private open space to no more than 50 square feet per dwelling unit, limiting the proposed project to a maximum of 400 square feet of private open space. The remaining 950 square feet of required open space must therefore be provided as common open space. The requested Director's Decision was to allow 815 square feet of common open space and 591 square feet of private open space.

The subject site is developed with two single-family dwellings which will be demolished. Surrounding properties are zoned R3-1 and are developed with multiple family dwellings, single-family dwellings, a vacant lot, and a surface parking lot.

On June 7, 2013 the Advisory Agency approved the tentative tract for a maximum 8-unit residential condominium. The Advisory Agency, acting in the capacity of an Associate Zoning Administrator, approved a Zoning Administrator's Adjustment to permit a lot width of 48 feet in lieu of the minimum 50-foot lot width required in the R3-1 Zone. On June 7, 2013, the Zoning Administrator approved a Director's Decision to allow no greater



than a ten percent reduction to the required usable open space for the subject project. The decision permitted a reduction to the required common open space.

### **THE APPEAL**

The appellant is appealing both the tentative tract approval and the Director's Determination. In appealing the tract map the appellant states that the project is excessive in height, does not comply with the Community Plan, and does not follow the Los Angeles Police Department's (LAPD) Design Out Crime Guidelines. In appealing the Director's Decision the appellant states that the reduction of open space is in violation of the West Los Angeles Community Plan.

#### **Appellant:**

##### **Excessive Height**

The appellant states that the proposed 4-story building replaces a single-story dwelling which is surrounded by similar dwellings and 2- to 3-story apartment buildings. Only 14% of the buildings in a 4-block quadrant are 4-stories in height, whereas 71% of the buildings are one- or two-stories. The appellant is requesting that the Area Planning Commission require a revised building design consistent with the two-story character of the neighborhood.

#### **Staff's Response:**

The proposed project will be four stories and 45 feet in-height. The subject site is zoned R3-1 and designated Medium Residential in the West Los Angeles Community Plan. The Community Plan designates Height District No. 1 to the Medium Residential land use classification. Per the Municipal Code, structures which are in Height District No. 1 and also in the R3 Zone are restricted to a maximum height of 45 feet. As such, the proposed project is consistent with the zone and Community Plan.

Within a two-block area of the subject property are five residential buildings that are four stories in-height (1538 S. Stoner Avenue, 1529, 1544, 1616, and 1625 S. Granville Avenue, see Exhibit 9). These buildings were constructed in 1989, 1988, 2003, 1986, and 2010, respectively. As indicated by the appellant the majority of the surrounding buildings are two to three stories in-height. The majority of these buildings were constructed in the 1960's. The proposed project is consistent with recent construction trend in the area and does not set a neighborhood precedent.

#### **Appellant:**

##### **Failure to design to LAPD's Design Out Crime Guidelines**

The appellant states that the project is not consistent with the neighborhood character which has many buildings with direct door access to the sidewalk, and fails to comply with the LAPD's Design Out Crime Guidelines which calls for direct visual and



pedestrian access to the street to monitor the sidewalk and prevent loitering. As designed, all units of the proposed project are accessed by a single lobby door. The appellant argues that both ground level units should have doors with walkways directly to the sidewalk.

Staff's Response:

When reviewing a project for environmental impacts, one area of review is the impact on police protection. Generally, in analyzing a possible impact to police services a threshold guide used is whether a proposed project would result in a net increase of 75 residential units. As the proposed project is for eight units it was determined that a less than significant impact would result and therefore no mitigation measure was imposed. Per the Los Angeles Police Department's Crime statistics for 2012, there were a total of 155 crimes in the reporting district in which the subject site is located (Reporting District No. 852, see Exhibit 10). This compares to a citywide average of 146 total crimes. The Police Department considers a high crime reporting district as one with 176 total crimes (120% of citywide average). The reporting district for the subject site is 106% of the citywide average and therefore not considered a high crime area.

If the Area Planning Commission believes that concerns about safety should be incorporated into the project's design, the following standard language may be added as a condition of approval:

*The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to Design Out Crime Guidelines: Crime Prevention Through Environmental Design published by the Los Angeles Police Department's Crime Prevention Section (located at 100 West 1<sup>st</sup> Street, 2<sup>nd</sup> Floor, Los Angeles, (213)486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.*

Appellant:

**Open Space**

The appellant states that the Findings do not provide evidence that the open space reduction is a benefit to the community or that the site is unique to warrant a reduction. Thus, a Finding to justify the Adjustment cannot be made because there is nothing physically unique about the subject site.

Staff's Response:

Per LAMC Section 12.21-G,3, to approve a reduction in open space, the Director of Planning must make two findings:

- 1) That the open space provided conforms with the objectives of the subsection, and
- 2) That the proposed project complies with the total usable open space requirements.

The Code Section further states that no decision granting approval shall exceed:

- 1) A ten percent reduction in the total required usable open space, provided that any reduction is to the common open space only; or
- 2) A ten percent increase in the qualifying area of recreation rooms up to a maximum of 35 percent of the total required usable open space; or
- 3) A ten percent reduction in the required area for planting of ground cover, shrubs and trees in common open space, but that reduction shall not decrease the total required usable open space.

The proposed project is required to provide a total of 1,350 square feet of usable open space (950 square feet of common open space and 400 square feet of private open space). The Bureau of Engineering is requiring that a 2-foot strip of land be dedicated along Idaho Avenue as a condition of approval of the subject Tentative Tract. The street dedication reduces the lot width from 50 feet to 48 feet. The applicant has stated that this reduces the available yard area for common open space.

Usable Open Space		
Required		Approved
Common Open Space	950 square feet	815 square feet
Private Open Space	400 square feet	591 square feet
Total Usable Open Space	1,350 square feet	1,406 square feet

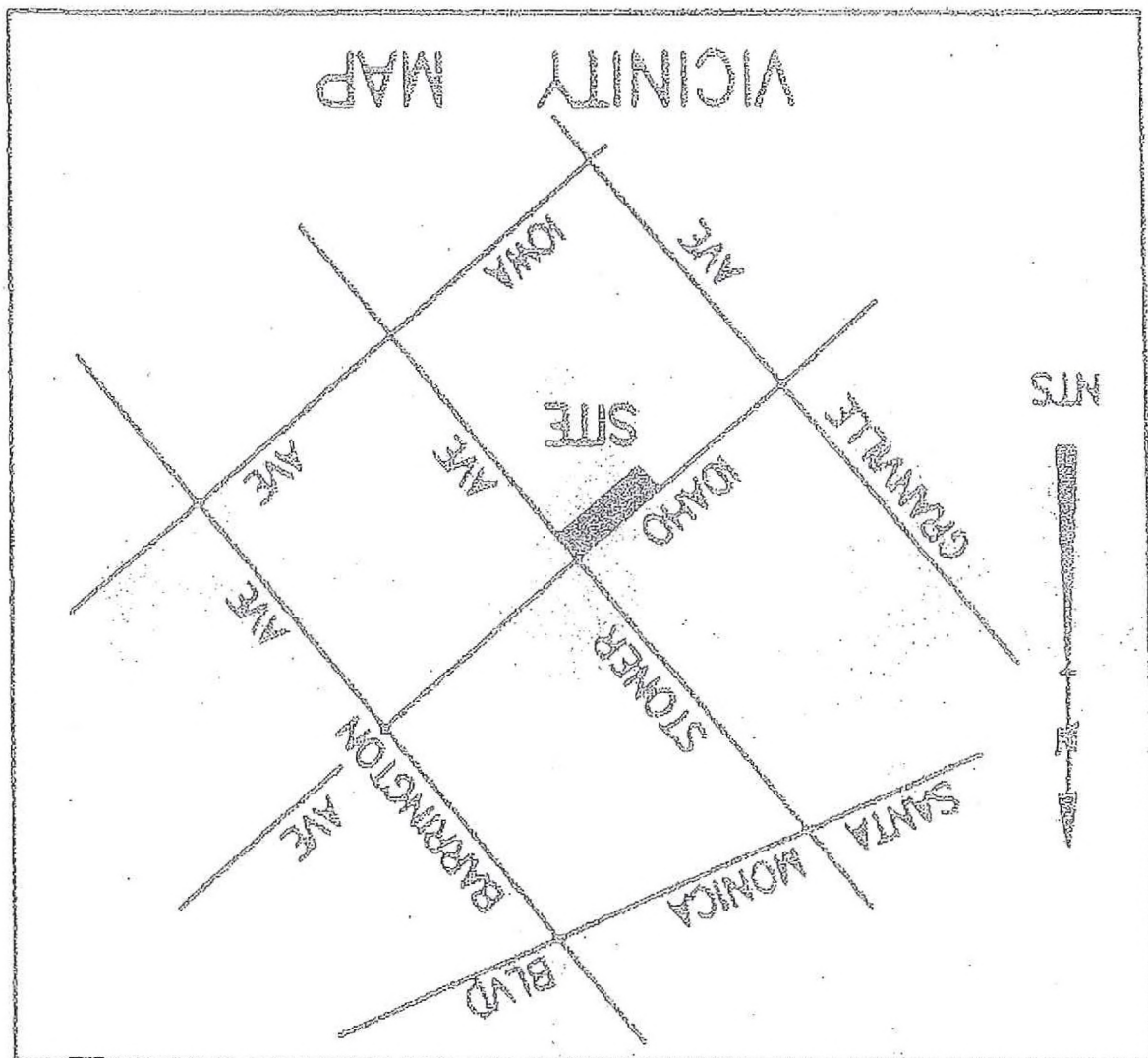
The applicant is providing 815 square feet (or 86 percent) of required common open space and 591 square feet (or 147.75 percent) of required private open space, for a total of 1,406 square feet of usable open space – four percent more than the total required by code. To compensate for the 135 square-foot reduction of common open space, the applicant is providing an additional 191 square feet of private open space,



which equates to 56 square feet of additional usable open space than required. The proposed project therefore does comply with the total useable open space requirements and thereby supports the findings of the Zoning Administrator in approving the Director's Decision.

**Staff's Recommendation:**

In consideration of the foregoing, it is submitted that the Advisory Agency acted reasonably in approving Tentative Tract No. 71891-CN and the Zoning Administrator acted reasonably in approving DIR 2012-3192(DD). Staff recommends that the decisions of the Advisory Agency and the Zoning Administrator be sustained and the appeals be denied.







LEGAL: PACIFIC FARMS TRACT,  
BLOCK 3, LOT 2 (POR.)  
SEE APPLICATION

NET AC. = 0.16

THOMAS BROS.	TENTATIVE TRACT NO. 71891	CASE NO. 1
PAGE: 631, GRID: 5, 6/J		DATE: 4-26-12
C.D. 11 C.T. 2675.01 P.A. 270	 <b>CONTINENTAL MAPPING SERVICE</b> 6325 Van Nuys Boulevard, Van Nuys, CA 91401 (818) 787-1663	SCALE: 1" = 100'
		USES: FIELD D.M. 1268149 <small>W.D. CUS 12-6170</small>

SCALE: 1"=16'

SHEET 1 OF 1 SHEET

# TENTATIVE TRACT NO. 71891

FOR CONDOMINIUM PURPOSES  
BEING A SUBDIVISION OF A PORTION OF LOT 2, BLOCK 8, PACIFIC FARMS TRACT  
M.B. 1 PAGES 43 AND 44 OF MAPS, RECORDS OF LOS ANGELES COUNTY.

1601 S. STONER AVENUE

## LEGEND

INDICATES THE BOUNDARY OF THE LAND  
BEING SUBDIVIDED BY THIS MAP

## NOTES:

1. TOTAL AREA: 13,474 S.F. (0.31 AC.) GROSS TO CL STREET  
6,583 S.F. (0.16 AC.) NET AFTER STREET DEDICATION
2. ZONING EXISTING: R3-1
3. USE: 8 CONDOMINIUM UNITS
4. PARKING SPACES: 16 TENANT AND 2 GUEST SPACES
5. SEWAGE DISPOSAL BY UNDERGROUND SEWER SYSTEM.
6. SURFACE & CONTRIBUTORY DRAINAGE TO BE CONVEYED TO STREET.
7. NO OAK, WESTERN SYC, CALIF BAY OR SG BLACK WALNUT TREES ON PROPERTY. EXISTING TREES TO BE REMOVED.
8. SITE HAS A 2 DETACHED DWELLINGS AND GARAGE ALL TO BE REMOVED.
9. SITE IS LEVEL.
10. THERE ARE NO EASEMENTS ON THE SUBJECT PROPERTY EXCEPT AS SHOWN.
11. SITE IS IN A DISSEMINATION AREA.
12. THERE ARE NO OTHER HAZARDOUS OR HAZARDOUS MATERIALS ON PROPERTY.
13. REQUEST FOR LOT WIDTH REDUCTION TO 46 FT. PER LAMC 17.03-A.

## OWNER / SUBDIVIDER

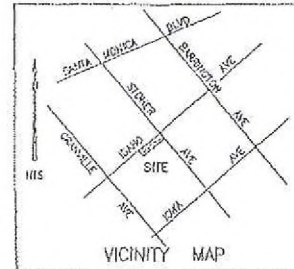
GOLD ONE INC.  
24942 VISTA VERDE  
WOODLAND HILLS, CA 91367  
(818) 800-5000

## AGENT

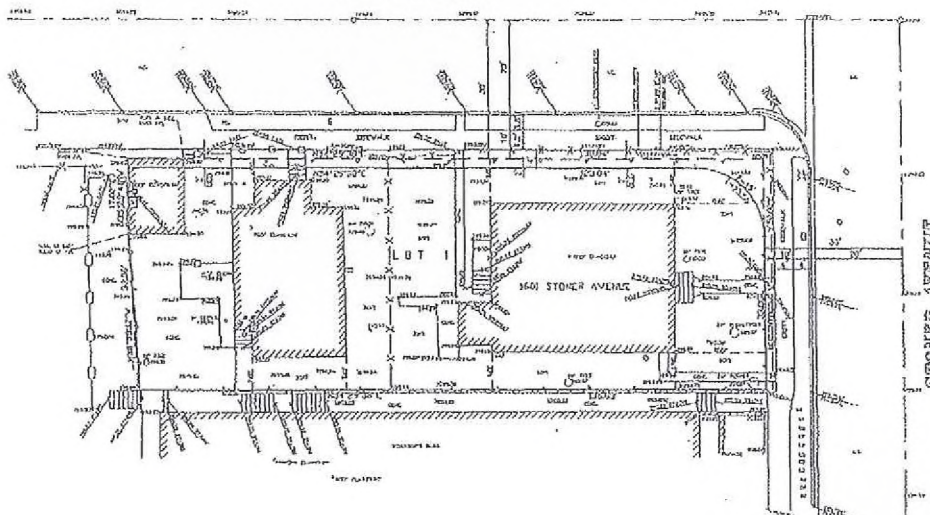
CARGILL PLANNING  
1481 PARADISE ISLAND LANE  
BAHIA, CA 92220  
(616) 532-8074

## CIVIL ENGINEER

ROBERT K. KAMEOKA  
5011 ACACIA ST.  
SAN GABRIEL, CA 91776  
(626) 286-6127



## IDAZO AVENUE



APRIL 2012



# MASTER APPEAL FORM

City of Los Angeles - Department of City Planning

APPEAL TO THE: West L.A. Area Planning Commission  
(DIRECTOR, AREA PLANNING COMMISSION, CITY PLANNING COMMISSION, CITY COUNCIL)

REGARDING CASE #: TT-71891-CN

PROJECT ADDRESS: 11764 W. Idaho Ave.

FINAL DATE TO APPEAL: Jun. 24, 2013

- TYPE OF APPEAL:
1. ☐ Appeal by Applicant
  2. ☒ Appeal by a person, other than the applicant, claiming to be aggrieved
  3. ☐ Appeal by applicant or aggrieved person from a determination made by the Department of Building and Safety

## APPELLANT INFORMATION - Please print clearly

Name: Jay Ross

Are you filing for yourself or on behalf of another party, organization or company?

☒ Self ☐ Other: \_\_\_\_\_

Address: 1721 S. Granville Ave.

Los Angeles, CA Zip: 90025

Telephone: (310) 979-9255 E-mail: Ross\_Jay@hotmail.com

Are you filing to support the original applicant's position?

☐ Yes ☒ No

## REPRESENTATIVE INFORMATION

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ E-mail: \_\_\_\_\_

This application is to be used for any appeals authorized by the Los Angeles Municipal Code for discretionary actions administered by the Department of City Planning.

JUSTIFICATION/REASON FOR APPEALING -- Please provide on separate sheet.

Are you appealing the entire decision or parts of it?

☒ Entire

☐ Part

Your justification/reason must state:

- ☐ The reasons for the appeal
- ☐ How you are aggrieved by the decision
- ☐ Specifically the points at issue
- ☐ Why you believe the decision-maker erred or abused their discretion

ADDITIONAL INFORMATION/REQUIREMENTS

- ☐ Eight (8) copies of the following documents are required (1 original and 7 duplicates):
  - ☐ Master Appeal Form
  - ☐ Justification/Reason for Appealing document
  - ☐ Original Determination Letter
- ☐ Original applicants must provide the original receipt required to calculate 85% filing fee.
- ☐ Original applicants must pay mailing fees to BTC and submit copy of receipt.
- ☐ Applicants filing per 12.26 K "Appeals from Building Department Determinations" are considered original applicants and must provide notice per 12.26 K 7.
- ☐ Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the City (Area) Planning Commission must be filed within 10 days of the written determination of the Commission.
- ☐ A CEQA document can only be appealed if a non-elected decision-making body (i.e. ZA, APC, CPC, etc...) makes a determination for a project that is not further appealable.

*"If a nonelected decision-making body of a local lead agency certifies an environmental impact report, approves a negative declaration or mitigated negative declaration, or determines that a project is not subject to this division, that certification, approval, or determination may be appealed to the agency's elected decision-making body, if any."*

--CA Public Resources Code § 21151 (c)

I certify that the statements contained in this application are complete and true:

Appellant Signature: \_\_\_\_\_

Date: Jun. 15, 2013

*Jay Ross*

Planning Staff Use Only

Amount <u>106.80</u>	Reviewed and Accepted by <u>[Signature]</u>	Date <u>6/21/13</u>
Receipt No. <u>VN0204043</u>	Deemed Complete by <u>[Signature]</u>	Date <u>6/21/13</u>

☒

Determination Authority Notified

☐

Original Receipt and BTC Receipt (if original applicant)

*Call + Email*

*\*NOT THE ORIGINAL APPLICANT*



# MASTER APPEAL FORM

City of Los Angeles - Department of City Planning

APPEAL TO THE: West L.A. Area Planning Commission  
(DIRECTOR, AREA PLANNING COMMISSION, CITY PLANNING COMMISSION, CITY COUNCIL)

REGARDING CASE #: DIR-2012-3192(DD)

PROJECT ADDRESS: 11764 W. Idaho Ave.

FINAL DATE TO APPEAL: Jun. 24, 2013

TYPE OF APPEAL: 1. ☐ Appeal by Applicant  
2. ☒ Appeal by a person, other than the applicant, claiming to be aggrieved  
3. ☐ Appeal by applicant or aggrieved person from a determination made by the Department of Building and Safety

## APPELLANT INFORMATION - Please print clearly

Name: Jay Ross

Are you filing for yourself or on behalf of another party, organization or company?

☒ Self ☐ Other: \_\_\_\_\_

Address: 1721 S. Granville Ave.

Los Angeles, CA Zip: 90025

Telephone: (310) 979-9255 E-mail: Ross\_Jay@hotmail.com

Are you filing to support the original applicant's position?

☐ Yes ☒ No

## REPRESENTATIVE INFORMATION

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ E-mail: \_\_\_\_\_

This application is to be used for any appeals authorized by the Los Angeles Municipal Code for discretionary actions administered by the Department of City Planning.

JUSTIFICATION/REASON FOR APPEALING – Please provide on separate sheet.

Are you appealing the entire decision or parts of it?

☒ Entire

☐ Part

Your justification/reason must state:

- The reasons for the appeal
- How you are aggrieved by the decision
- Specifically the points at issue
- Why you believe the decision-maker erred or abused their discretion

ADDITIONAL INFORMATION/REQUIREMENTS

- Eight (8) copies of the following documents are required (1 original and 7 duplicates):
  - Master Appeal Form
  - Justification/Reason for Appealing document
  - Original Determination Letter
- Original applicants must provide the original receipt required to calculate 85% filing fee.
- Original applicants must pay mailing fees to BTC and submit copy of receipt.
- Applicants filing per 12.26 K "Appeals from Building Department Determinations" are considered original applicants and must provide notice per 12.26 K 7.
- Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the City (Area) Planning Commission must be filed within 10 days of the written determination of the Commission.
- A CEQA document can only be appealed if a non-elected decision-making body (i.e. ZA, APC, CPC, etc...) makes a determination for a project that is not further appealable.

*"If a nonelected decision-making body of a local lead agency certifies an environmental impact report, approves a negative declaration or mitigated negative declaration, or determines that a project is not subject to this division, that certification, approval, or determination may be appealed to the agency's elected decision-making body, if any."*

--CA Public Resources Code § 21151 (c)

I certify that the statements contained in this application are complete and true:

Appellant Signature: \_\_\_\_\_

Date: Jun. 15, 2013

*Day Ross*

Planning Staff Use Only

Amount <u>\$106.80</u>	Reviewed and Accepted by <u>[Signature]</u>	Date <u>6/21/13</u>
Receipt No. <u>1522010431</u>	Deemed Complete by <u>[Signature]</u>	Date <u>6/21/13</u>

☒ Determination Authority Notified

Call/Email

☐ Original Receipt and BTC Receipt (if original applicant)

NOT THE ORIGINAL APPLICANT



Appeal for 11764 E. Idaho Ave. (also 1601 S. Stoner Ave.)  
DIR-2012-3192(DD) and TT-71891-CN

Submittal date to Planning Dept.: Jun. 21, 2013

Jay Ross, 1721 S. Granville Ave., Los Angeles, CA 90025-1803  
(310) 979-9255, 494-1115, ross\_jay@hotmail.com

This project is appealed because the Director's Determination and Tract Map that granted the reduced open space is in violation of the West L.A. Community Plan, which are adjustments to LAMC 12.28. In addition, the appeal is for excessive height that does not comply with the Community Plan, and failure to follow the LAPD's Design Out Crime Guidelines that call for ground-floor units to have direct access to the street with doors and windows, which the Planning Dept. requests.

The Community Plan is written by the people, and the Planning Dept. staff must follow the spirit of it. It cannot grant reduced development standards simply because the developer requests them.

The Community Plan clearly states that new developments must comply with the character of the neighborhood, which in this case is:

1. 2-3 levels in height.
2. Full compliance with 10% open space requirement with open space that is actually usable by the tenants.
3. Design to LAPD "Design Out Crime Guidelines" which calls for doors and windows to connect to the sidewalk to increase "natural surveillance."

In addition, the West L.A. Neighborhood Council passed a Resolution that opposes the design of the project and the reduction in open space on Jan. 23, 2013, after Reza Sarafzadeh had refused several invitations to present the project.

In its decision, the Planning Dept. only abided by one goal of the Community Plan -- to provide a mix of housing, including multi-family.

The Planning Dept. did not give proper priority to the many other goals of the Community Plan. By stuffing in as many new units and reducing open space, then neighbors are deprived of privacy, neighbors are deprived of sunlight and breezes, and neighbors are deprived of views. If the neighbors are considerate enough to maintain heights of 2-3 levels with recreational space in the yards, why does this developer insist on putting his interests first, instead of the community? If the neighbors abide by full open space (that is actually flat and has grass), 2-3-level heights and landscaped/grass recreational space in the front yard, why does the developer think he is different and deserves more?

Again, the developer can achieve all his goals of a new housing by simply building smaller units and reducing the building footprints. The units are huge (1,394-1,461 sf).

and reducing them in size to produce the code required amount of open space is not onerous. It can be easily done simply by moving lines on the plans.

The developer does not "need" the open space reduction. He WANTS it so he can build bigger units and make more profit, which is a Finding that the Planning Dept. is prohibited from making (ie making decisions based on financial impact).

### Excessive height

The proposed 4-level building replaces a 1-level house, and it will be surrounded by a 1-level house and 3-level apartment. Across the street is 0 levels (a parking) lot and a 2-level apartment, and across the corners are 2 2-level apartments.

Note that 11700 Idaho is under construction to the west. It also replaces a 1-level house. Look between these 2 sites (which are intended to be 4-level buildings) and you will see what remains -- a 1-level house (just like Mr. Frederickson's house that was built up around it with skyscrapers in the movie "Up".)

Only 14% of the buildings in the 4-block quadrant are 4 levels tall, so this project is clearly out of character.

In fact, 71% of buildings are 2 levels or shorter, attributed to the fact that most of the development in this area was prior to the 1980s.

We ask that you make your decision based on the 71% of the neighborhood that defines the community character, not the 14% of buildings that are 4 levels tall.

The APC is requested to mandate a revised design that complies with the neighborhood --which is 2 levels in height.

- See attached analysis of the 4-block quadrant, which lists heights of all buildings.

### Failure to design to LAPD Design Out Crime Guidelines

All the units are accessed by a single lobby door. Instead, both ground-level units should have doors with walkways directly to the sidewalk. This improves "natural surveillance," and is a key part of crime fighting (ask the LAPD), and the Planning Dept. wants buildings to be designed like this. This proposal fails to comply with the community character, which has many buildings with direct door access to the sidewalk, and it fails to comply with the LAPD Design Out Crime Guidelines, which want direct visual access to the street and also pedestrian access to monitor the sidewalks and prevent loitering.

- See the attached mark-up of the plans, which demonstrates how easy it is to move the doors to the frontages.



### Reduced open space

The perimeter of the site is surrounded by tall planters in the open space, instead of grass and flat areas that the tenants can use for recreation.

New buildings should not expect Stoner Park to take all of their recreation needs. Stoner Park is already overcrowded, and it was designed for the original 1- and 2-level low and medium density buildings in the neighborhood. These high-density boxes overwhelm the park, and the park does not provide sufficient square footage for all of the additional residents.

The reduced open space cannot be granted simply because the developer wants it to increase the size of his units and make more profit, and without regard to the neighboring parcels and to the neighborhood.

The Findings do not provide evidence that this reduction is to the benefit of the community, and this site is not "unique" – it is square and flat. Thus, a Finding to justify the Adjustment cannot be made because the site has no physical different characteristic. Also, there is no developer hardship – he can reduce the size of the units and still build livable units.

Providing more private balcony space is not a substitute for common open space, which is what the Planning Dept. determined. Big open park space is in need in Los Angeles, and every new unit and increase in density cannot put further strain on Stoner Park.

New developments must accommodate open space on site, and not squeeze it out just to have more building sf-age to sell or rent. If a developer wants to build larger decks than required, that is fine. But, that does not justify a reduction in common open space. I don't believe that the code allows for a reduction in common space if the developer voluntarily chooses to increase private space.

With 815 sf of open space in the rear (which is reduced from 900 sf), these 8 families will have 100 sf each (10 x 10 ft., the size of a bedroom for a 4-person family). The amount of actual usable open space is much less – 50 sf each, as I explain below.

Importantly, the full open space is not usable, and that also violates the code. Most of the open space is raised planter beds. Of the 815 sf of open space in the rear/side, only 390 is flat that can be walked on. The planter beds should not count as "usable" open space, because no one can walk, sit or play on them.

The solution to the reduced lot width should not be to reduce open space, as the developer wants and the Planning Dept. agree without inviting the community. Another option is to reduce building size, which is feasible because the footprints of the units are so huge (1,394-1,461 sf).

### Review of Findings:

TTM (i): The adjustment of reduced open space creates an exception, and is inherently not consistent with surrounding uses. No evidence is presented in the Findings that other nearby properties received this adjustment. Furthermore, no evidence is presented that the reduction in open space provides benefits.

- Never do the Findings state, "The reduction in open space is consistent with surrounding properties because..." or "There are X other properties in the nearby area that received a similar approval..."

Reduced open space never creates a "more livable" project, as the Findings state. Furthermore, there is no evidence present that shows how reduced open space creates a more livable project.

- Never do the Findings state, "The reduction in open space creates a more livable projects because..."

TTM (j): The adjustment of reduced open space, which creates a less livable area and bigger block buildings, is completely opposed to the intent, purpose and spirit of the General Plan, Community Plan and Zoning. The only goal is not to produce more housing and bigger units. All the housing goals can be achieved with the code-required open space and a reasonable height of 2-3 levels.

The Community Plan provides these goals:

- Lack of transition in scale, density and character between multiple housing and adjacent single family neighborhoods.
- Inadequate transition between commercial and industrial uses and single- and multi-family areas.
- Lack of adequate parking, usable open space and recreational facilities in multiple-family housing.

The legally-binding regulations of the Community Plan are detailed as follows:

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

**Objective 1-3** To preserve and enhance the varied and distinct residential character and integrity of existing residential neighborhoods.

#### **Policies**

1-3.2 Proposals for change to planned residential density should consider factors of neighborhood character and identity, compatibility of land uses, impacts on livability, public services and facilities, and traffic levels.

**Program:** A decision-maker should not approve a project that exceeds the average density of the existing neighborhood unless findings can be made that the area will not be adversely affected.



TTM (k): There are no site characteristics that "require" reduced setbacks, and the 2-ft. dedication is negligible (a loss of 4% of project width). The site is perfectly flat and rectangular, with no slopes, no depressions, etc. that require reduced open space, especially when the units are huge (1,394-1,461 sf) and can be slightly reduced.

- Never do the Findings state, "The larger building blocks more sunlight and more breezes and reduces plan area, which is good for the community and residents because..."

The reduced open space and tall height are "desired", not "required" by any geophysical trait of the ground/dirt, and the reduced open space and increased height are "desired" because the developer will make more profit.

### Conclusion

Again, the people who wrote the Community Plan (we who submit this appeal) intended that new projects conform to the character of the neighborhood. We wrote it intentionally to prevent obtrusive projects like this.

The Planning Dept. is mandated to listen to us the residents who live here, not the developer, when interpreting it. The Planning Dept. should not have the developer's desires as its default determination. The Planning Dept. should actively consult with the neighbors to forge a compromise and make different interpretations when the intent is already clear – projects should conform to the character of the neighborhood.

The APC is requested to mandate a revised design that complies with the neighborhood:

1. no open space reduction
2. redesign of the ground floor exterior to have door and windows directly access the sidewalk
3. redesign of open space that is flat and not tall planters
4. reduced height of 2-3 levels.

The Planning Dept. and Reza Sarafzadeh did not invite the community to any negotiations, and the community was excluded from the design process. This is why this appeal is filed – to appeal directly to other residents (the commissioners) to consider rejecting this project and designing a better project.

Supplemental information:

I oppose the project because:

1. There is no compelling community benefit to allow the requested discretionary approvals (substandard lot width, reduction in open space).
2. The overall site planning and building design violates the West L.A. Community Plan.

No justification for open space reduction:

1. The only reason the developer can think of is to justify the open space reduction is to stuff more units onto the site, and make more profit. Neither of these are justifications for such a variance/adjustment, per LAMC.
  - a. The development must state a hardship or physical attribute of the site to get a variance/adjustment. There are no hardships other than he overpaid for the site, and the Planning Dept. is legally required to ignore financial consideration.
    - i. It's a flat, rectangular site, so there is no physical attribute that requires more units.
  - b. There are no community benefits -- no affordable housing units, no public park, no public community room, etc.
  - c. The "addition of much needed housing" is not true, nor is it a community benefit. Plenty of vacant units exist in other newly constructed multi-family in the close vicinity, and vacancy rates are not low (there are dozens of adds on Westside Rentals and Craigslist.org).

Violations of site planning and building design guidelines of Community Plan

1. You in the Planning Dept. consistently fail to follow the Community Plan, which requires that new project conform to the character of the neighborhood.
  - a. The Zoning Code development standards are not maximums. The project only can be given the maximum height, maximum density, lowest setbacks, etc. if it first complies with the Community Plan.
  - b. The 4-story building replaces a 1-story house (out of character).
  - c. A 2-story building is to the north (4-story is out of character).
  - d. A 1-story house is to the west (4-story is out of character).
  - e. A 3-story building is to the south (4-story is out of character).
  - f. A parking lot (0 stories) and church (2 stories) is the east (4-story is out of character).
2. The 4-block quadrant (south of Santa Monica, west of Granville, north of Iowa, west of Barrington) is primarily 1-2-level houses and apartments, with construction from 1940-2000s.
  - a. As you can see, only 14% of buildings in this quadrant are 4 stories.
  - b. 80% of buildings in this quadrant are 3 stories or less.
  - c. So, why are you going to approve a building that complies with only 20% of properties in the area and exceed the size of 80% of buildings in the area? Why have you told the developer that this is a done deal, and the public can do nothing about this?
  - d. Building sizes:
    - i. 0 levels: 18%.



- ii. 1 level: 16%.
  - iii. 2 levels: 46%.
  - iv. 3 levels: 5%.
  - v. 4 levels: 14%.
3. This design also violates all of the tenants of the LAPD's "Design Out Crime Guidelines," which the Planning Dept. mandates that new projects implement.
- a. There are tall planters full of shrubs that surround the site, which creates a physical barrier. The LAPD guidelines require edges that interact with the sidewalk and accommodate "natural surveillance."
  - b. All the ground-floor entrances are through a single lobby, instead of having individual entrances that connect directly to the sidewalk. The LAPD guidelines require "natural surveillance", and that cannot be accomplished by having tall planters and no usable open space for people along the edges. They will be trapped in their units, and unable to monitor the street, and criminals will be allowed to loiter free from surveillance.

Here is more information:

According to the Community Plan, "City actions on most discretionary approval projects require a finding that the action is consistent or in conformance with the General Plan. Discretionary approval projects in the West Los Angeles Community Plan area will require the decision maker to refer to additional programs, policies or objectives in Chapter III of the Plan." This means that the Planning Dept. must consider the Community Plan to be the law and may not deviate from it.

The Community Plan clearly states that projects with excessive size, massing and density are illegal and shall not be approved: "Accordingly, the proposed Plan has three fundamental premises. First, is limiting residential densities in various neighborhoods to the prevailing density of development in these neighborhoods."

The Community Plan provide goals to guide entitlement decisions, which the Planning Dept.'s zoning administrators and planners must follow:

- Need to maintain the low density character of single family neighborhoods and avoid encroachment from other uses, commercial off-street parking, or spillover traffic.
- Lack of transition in scale, density and character between multiple housing and adjacent single family neighborhoods.
- Inadequate transition between commercial and industrial uses and single- and multi-family areas.
- Lack of adequate parking, usable open space and recreational facilities in multiple-family housing.

The legally-binding regulations of the Community Plan are detailed as follows:

**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.

**Policies**

1-1.1 Protect existing single family residential neighborhoods from new out-of scale development and other incompatible uses.

1-1.2 Promote neighborhood preservation in all residential neighborhoods.

*Program:* In discretionary project approval, the decision-maker should not approve densities in excess of those in adjacent or surrounding neighborhoods.

**Objective 1-3** To preserve and enhance the varied and distinct residential character and integrity of existing residential neighborhoods.

**Policies**

1-3.2 Proposals for change to planned residential density should consider factors of neighborhood character and identity, compatibility of land uses, impacts on livability, public services and facilities, and traffic levels.

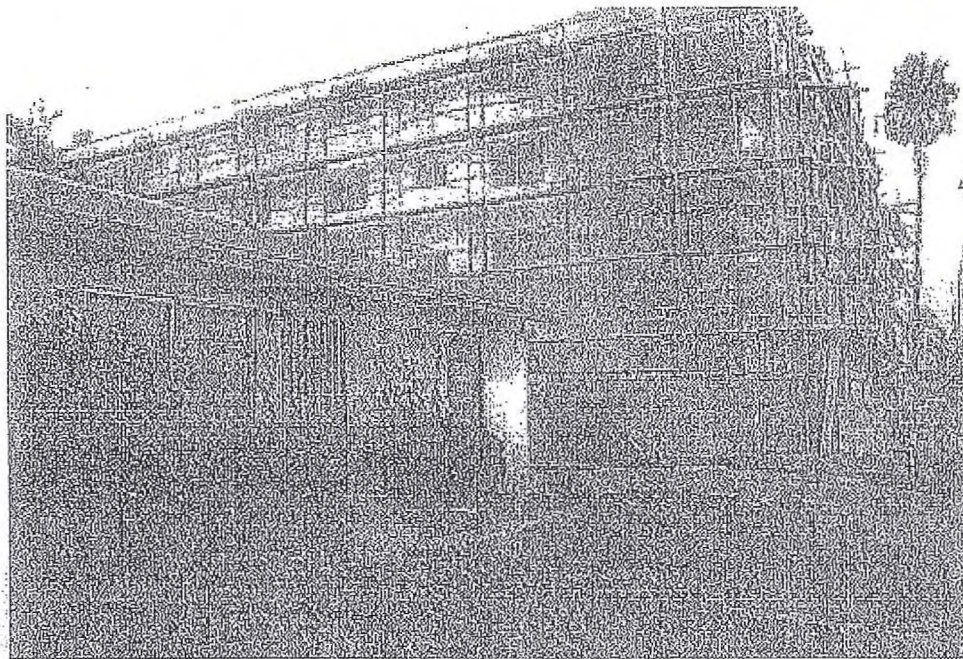
*Program:* A decision-maker should not approve a project that exceeds the average density of the existing neighborhood unless findings can be made that the area will not be adversely affected.

The Planning Dept. consistently approved 4-story multi-family projects to replace low-density houses, which are also on sites next to 1-story single-family houses, every time a developer requested it. Although R3/R4 zoning permit higher densities, the Planning Dept. first must determine that the finished product is consistent with other parts of the plan. These projects in R3/R4 zones do not automatically get the maximum density. If next to lower-density projects, they must have a proper transition, in the form of setbacks and stepbacks of the upper stories. They must also meet the prevailing density of the area, even if it is significantly lower than what R3/R4 zones permit. In other words, higher densities do not get automatic approval, even if the zoning allows it.

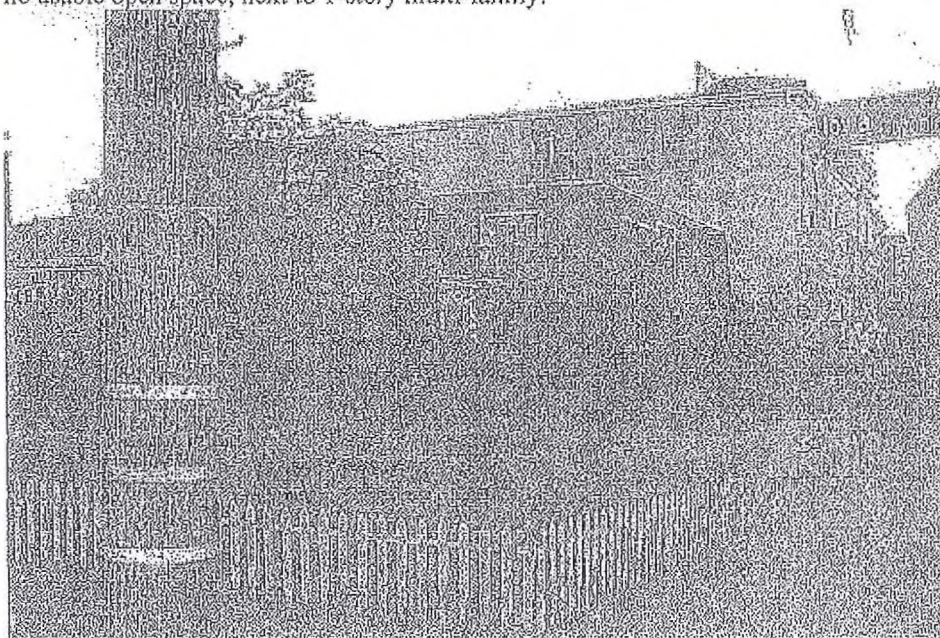
The prevailing density is 1-2-3 level residences with adequate open space.

The following photographs demonstrate that the Planning Dept. approvals allow for excessive density, do not provide transition between low- and high-density, do not provide usable open space, and do not comply with the existing character of the neighborhood.



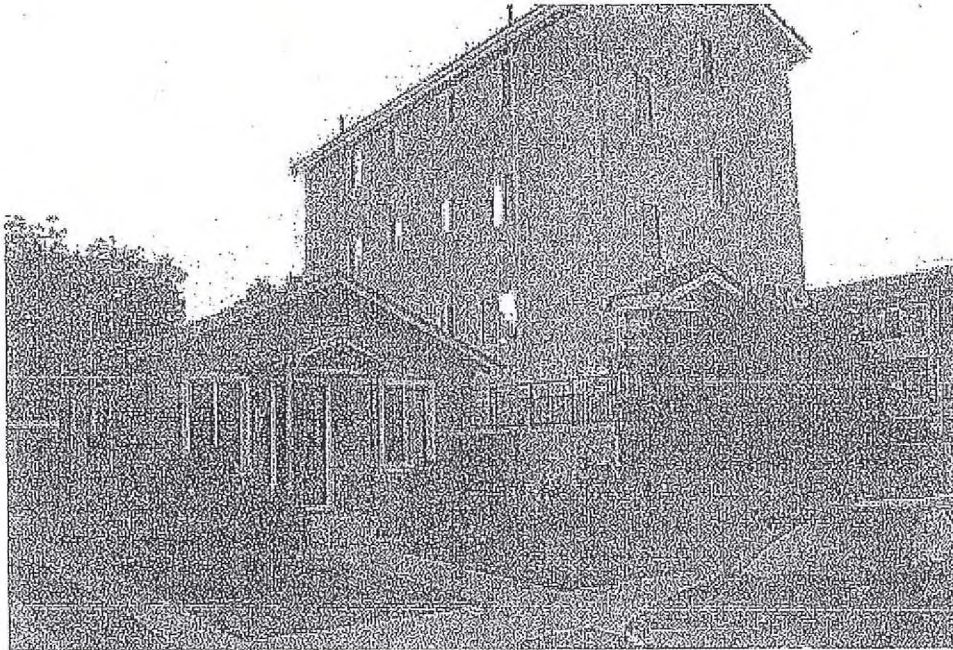


Southeast corner of Westgate and Idaho: Ugly 4-story multi-family with minimal setbacks and no usable open space, next to 1-story multi-family.



Southeast corner of Granville and Iowa: Ugly 4-story condo with minimal setbacks and no usable open space, next to 2-story apartment and 1-story house.



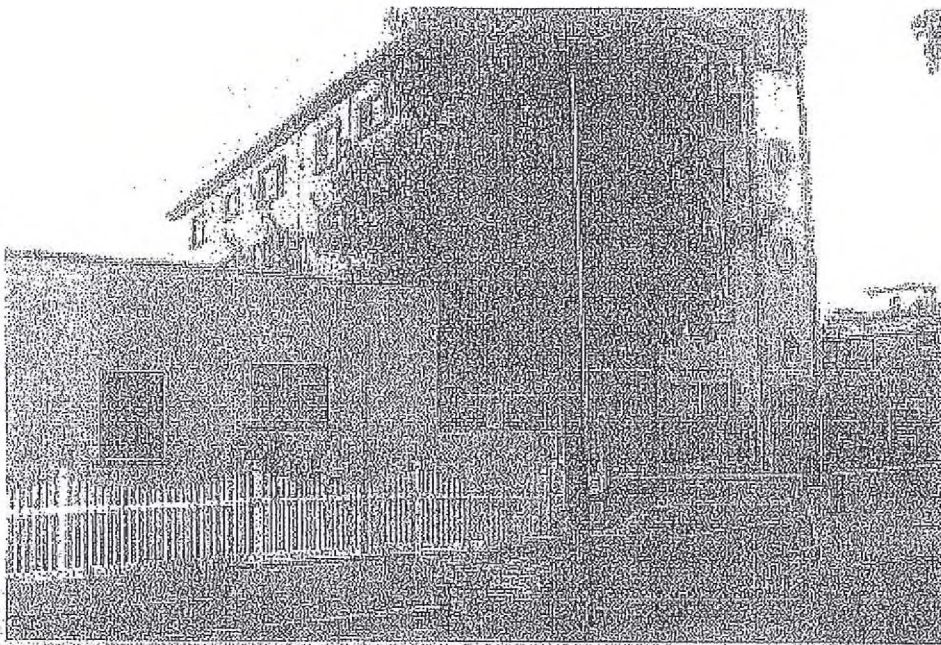


Southwest corner of Westgate and Idaho: Ugly 4-story house with minimal setbacks and no usable open space, next to cute 1-story house.

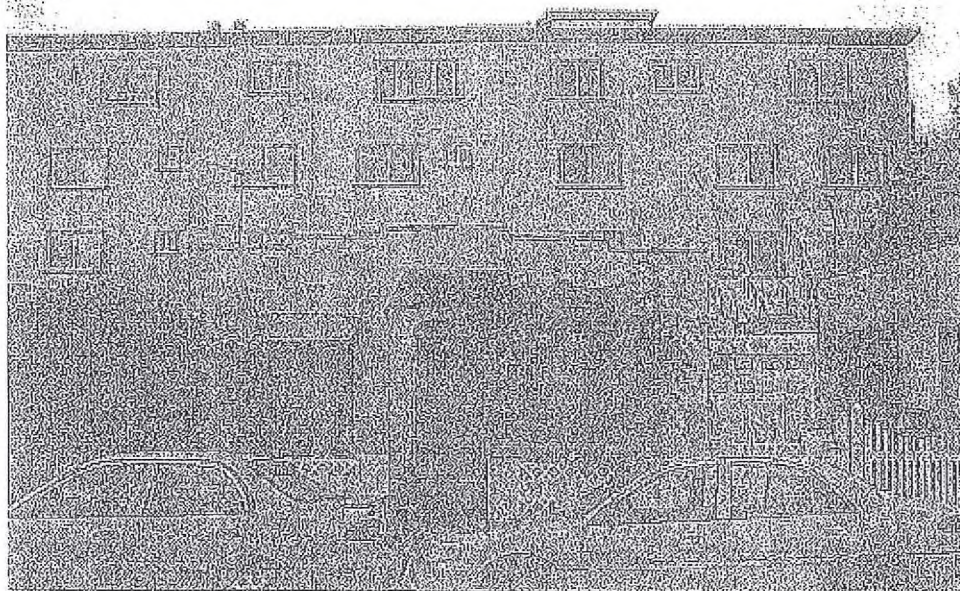


Idaho Ave. between Granville and Stoner: Mediocre 4-story house with minimal setbacks and no usable open space, next to quaint 1-story house.





Iowa Ave. between Butler and Federal: Ugly 4-story condominium with minimum setbacks and no usable open space next to historic 1-story house.



Iowa Ave. between Butler and Federal: Ugly 4-story condominium with minimum setbacks and no usable open space next to historic 1-story house.





Southeast corner of Iowa and Colby: Ugly 4-story condominium with minimum setbacks and no usable open space next to historic 1-story house.

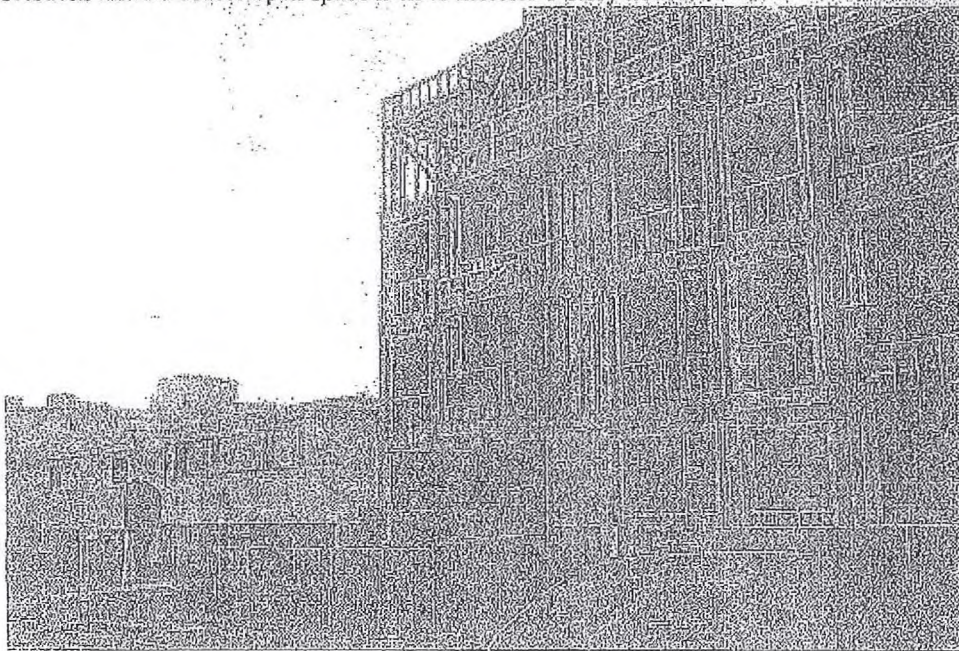


Northeast corner of Federal and La Grange: Ugly 3-story McMansion with minimum setbacks and no usable open space next to historic 1-story house.





La Grange between Federal and Colby: Ugly 3-story McMansion condominium with minimum setbacks and no usable open space next to historic 1-story house.



11800 Idaho Ave. (southwest corner of Idaho and Brockton): Massive 4-5-story apartment with minimum setbacks and no usable open space next to 2-story apartment.





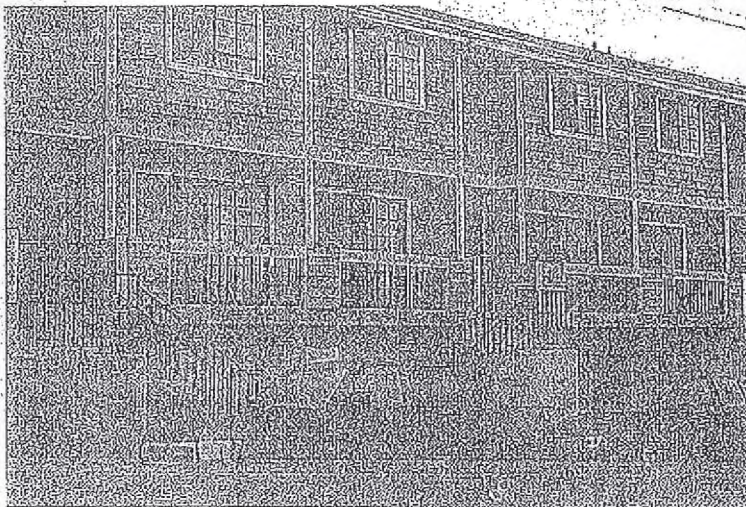
11800 Idaho Ave. (southwest corner of Idaho and Brockton): Massive 4-5-story apartment with minimum setbacks and no usable open space across the street from 1-story cute old house.



### Good street frontage design

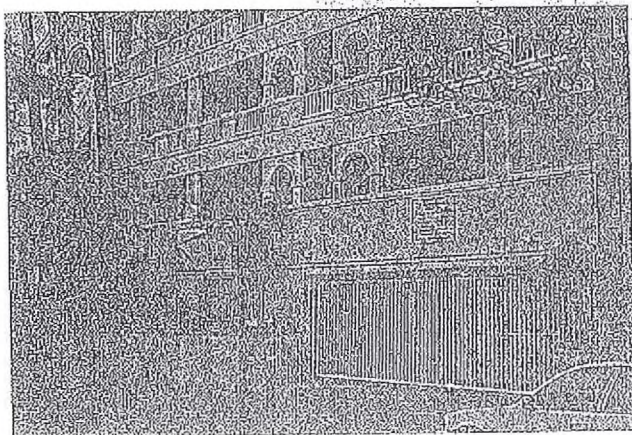
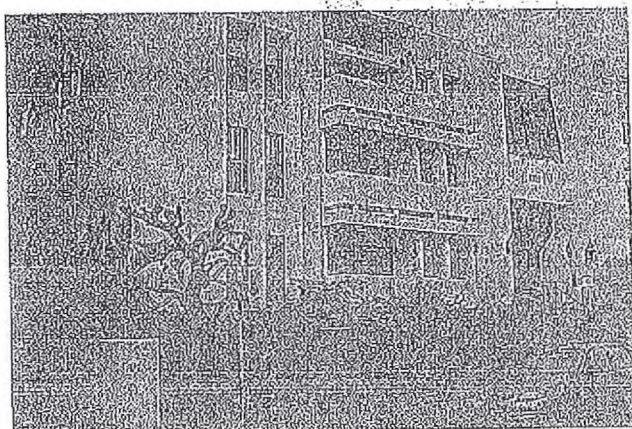
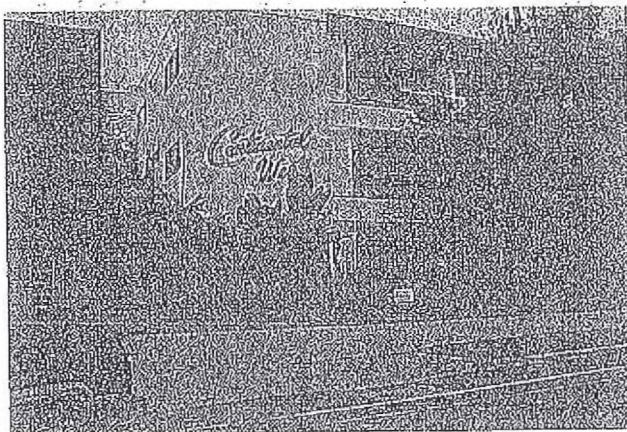
The project should be designed with units that have direct door access to the sidewalk, as in the following examples, in order to comply with LAPD Design Out Crime guidelines (required by Community Plan).

The current plan has a single lobby entrance for all units, and the perimeter of the site has tall planters that create an isolated fortress. No usable open space for recreation is in the setbacks/ yards. It's all unusable planters, which prevent human monitoring of the street and "natural surveillance".





Bad street frontage design





West Los Angeles Neighborhood Council  
Certified by Dept. of Neighborhood Empowerment: 2005  
Chairman: Jay Handal



To: CD11 office, Planning Dept.  
Fr: Jay Handal, Chair, Board of Directors  
Date: Jan. 23, 2013  
Re: Resolution - Opposition to proposed development at 1601 S. Stoner Ave.  
Case #: TTM-71897.

Resolution: The Board voted, 7-0, to oppose the proposed demolition of a 1-level house and construction of 4-level multi-family development and proposed open space reduction of 10% at 1601 S. Stoner Ave. The goal is for the design to comply with Community Plan and LAPD "Design Out Crime Guidelines", in which the first level would include residential units with doors and windows that face the street frontages.

Applicant: Ron Cargill, Cargill Planning (818) 532-8074, RGCarg@AOL.com.

Owner: Reza Sarafzadeh, Gold One, Inc. (818) 800-5000.

Planner: Jim Tokunaga (213) 978-1372 - Jim.Tokunaga@LACity.org

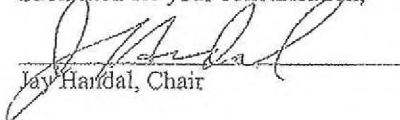
Facts and background:

1. Quadrant is primarily 1-2-level houses and apartments, construction from 1940-2000s (next door is vacant lot and 3-level apartment, across the street is 2-level building).
  - a. Building sizes: 0 levels: 18%, 1 level: 16%, 2 levels: 46%, 3 levels: 5%, 4 levels: 14%.
2. General plan / Zoning: Medium Residential, R3-1.
3. Discretionary approvals: 10% reduction in open space. Parcel map for subdivision to 8 condominiums.
4. Design is with a lobby entrance for all units and no direct access from individual units to sidewalk.
5. Yard arcas are filled with tall, imposing planters and do not provide grass at ground level, nor do they provide sufficient open space for recreation.
6. Applicant refused to present at WLANC after several invitations.

Findings and justifications:

1. Applicant presents no justification for reduction in open space other than to increase unit count, which is not a legal reason that allows for reduction.
2. Front doors and windows on the ground floor provide "natural surveillance" of the sidewalk, which is a design element that helps to reduce crime.
3. The character of the quadrant is 2-3-level residential buildings, and new buildings should abide by the same type of design of 3 levels or less (not 4 levels as designed).
4. Demolition of a 1-level building and replacement with a 4-level building does not conform to character of the neighborhood.
5. Construction of a 4-level building next to a 3-level building and across the street from a parking lot (0 levels) and 2-level buildings does not conform to character of the neighborhood.

Submitted for your consideration,

  
Jay Handal, Chair







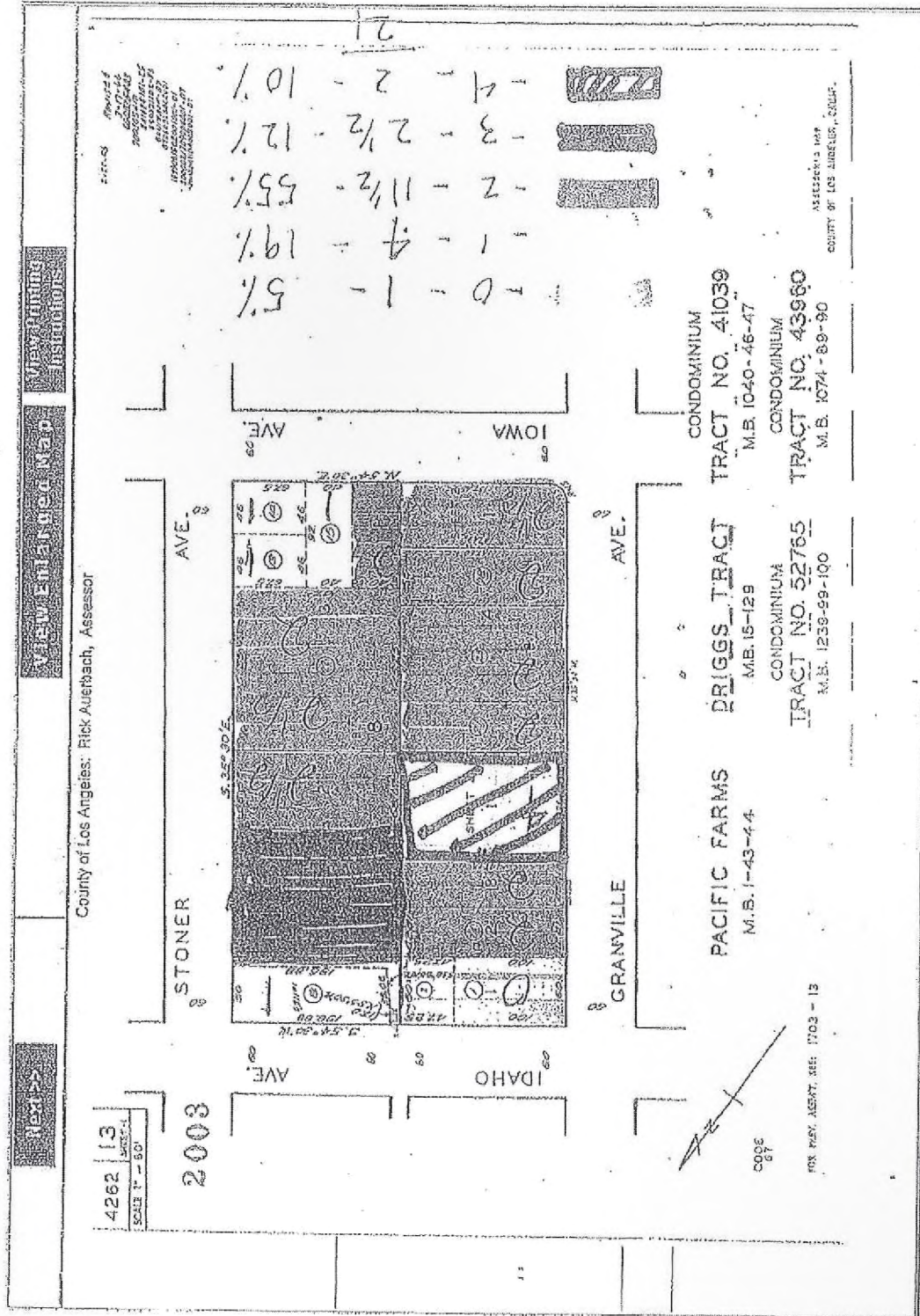
GRANVILLE	SANTA		MONICA	
	# of buildings - % of building			
	Levels: 0 - 0%		0 - 10%	
	1 - 0%		1 - 10%	
STONER	2 - 80%		2 - 40%	
	3 - 0%		3 - 0%	
	4 - 20%		4 - 40%	
	IDAHO			
IOWA	0 - 5%		0 - 40%	
	1 - 19%		1 - 20%	
	2 - 55%		2 - 40%	
	3 - 12%		3 - 0%	
BARRINGTON	4 - 10%		4 - 0%	

Levels	buildings # of	buildings % of
0	- 10	- 18%
1	- 9	- 16%
2	- 25 1/2	- 46%
3	- 2 1/2	- 5%
4	- 8	- 15%

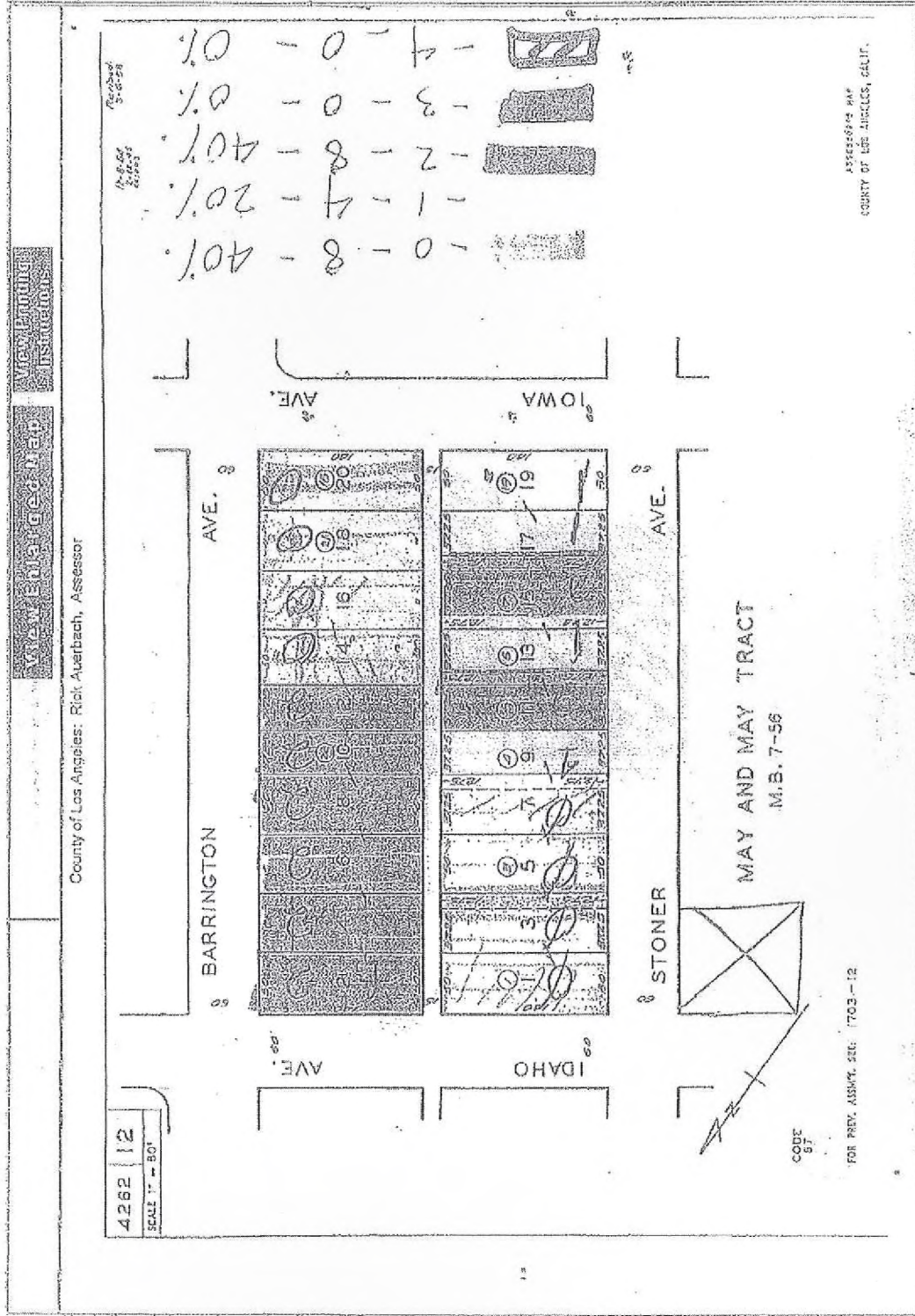
80% are 1-2 levels

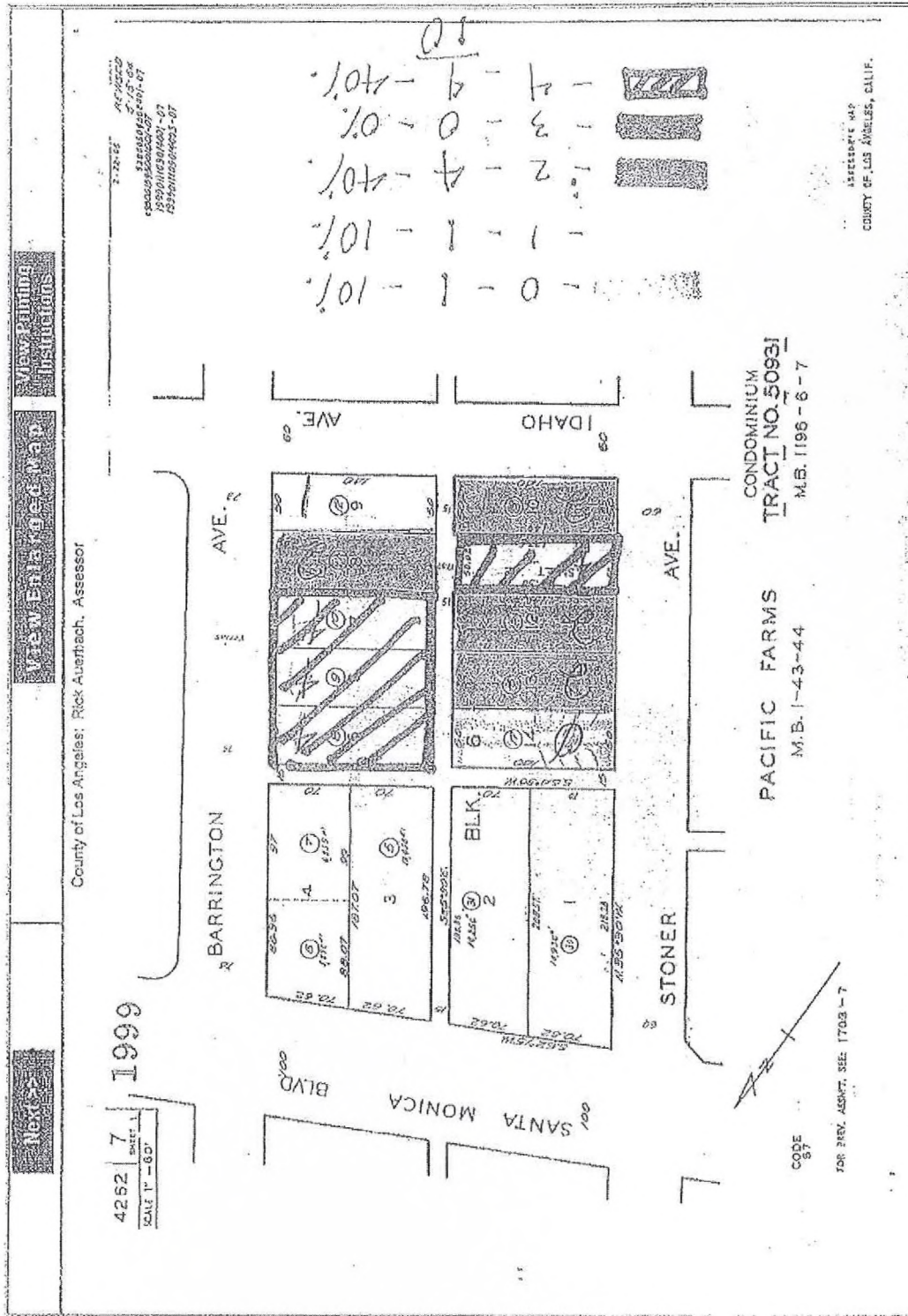
20% are 3-4 levels

55 total building

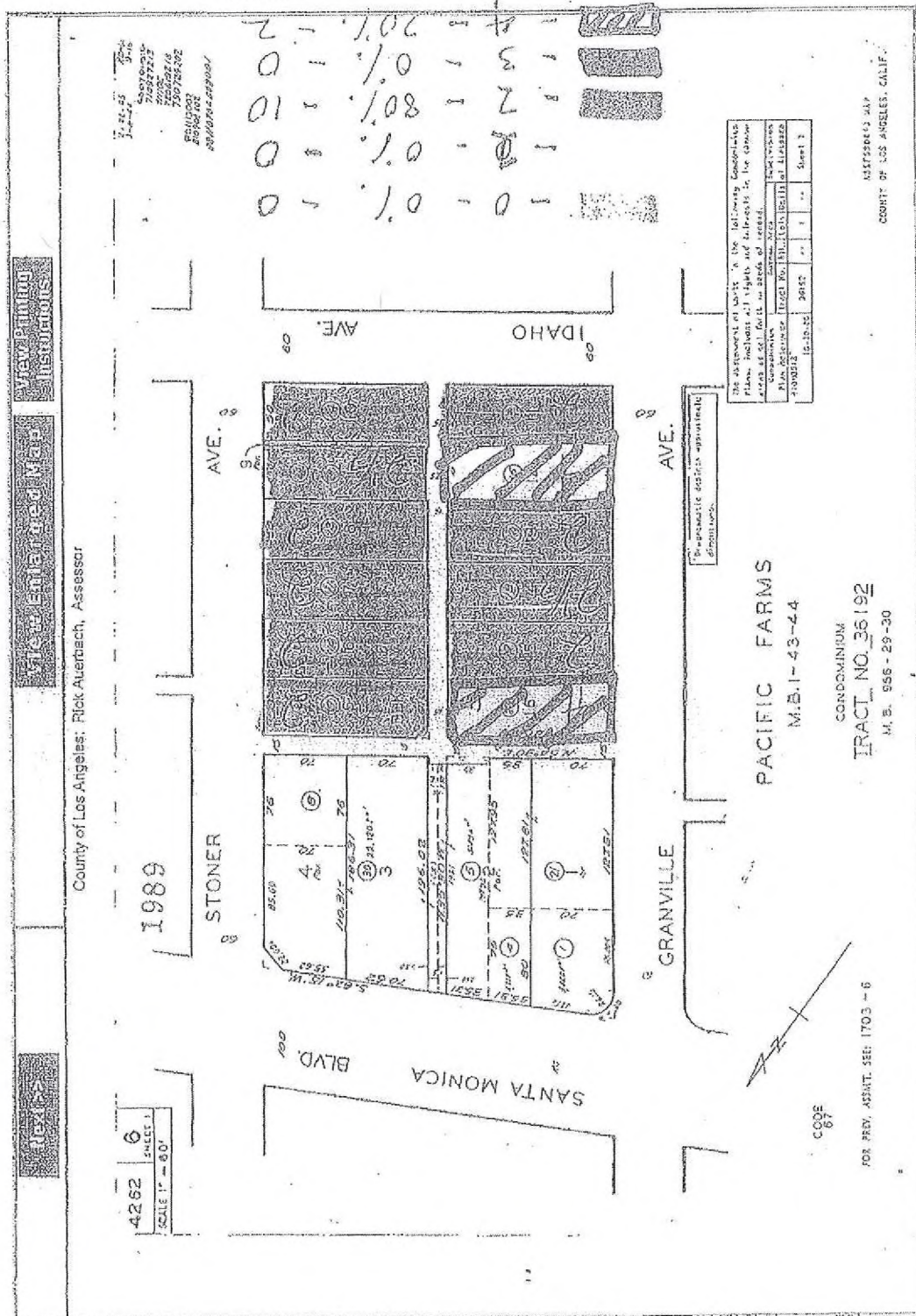












DEPARTMENT OF  
CITY PLANNING  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
AND  
6262 VAN NUYS BLVD., SUITE 351  
VAN NUYS, CA 91401

CITY PLANNING COMMISSION  
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REGINA M. FREER  
VICE-PRESIDENT  
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INFORMATION  
[www.planning.lacity.org](http://www.planning.lacity.org)

Decision Date: June 7, 2013

Appeal End Date: June 24, 2013

Reza Sarafzadeh (A)  
24942 Vista Verenda  
Woodland Hills, CA 91367

Ronald Cargill (R)  
Cargill Planning  
1481 Paradise Island Lane  
Banning, CA 92220

RE: Tentative Tract No. 71891-CN  
Related Case: DIR 2012-3192(DD)  
11764 West Idaho Avenue  
West Los Angeles Planning Area  
Zone : R3-1  
D.M. : 126B149  
C.D. : 11  
CEQA: ENV-2012-1483-REC1  
Legal Description: Pacific Farms Tract,  
Block 8, Lot Pt 2, Arb 3

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code (LAMC), the Advisory Agency approved Mitigated Negative Declaration ENV-2012-1483-MND-REC1 as the environmental clearance and approved Tentative Tract No. 71891-CN composed of one lot, located at 11764 West Idaho Avenue and 1601 South Stoner Avenue for a maximum 8-unit condominium as shown on map stamp-dated June 5, 2012 in the West Los Angeles Community Plan. This unit density is based on the R3 Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) The Advisory Agency's approval is subject to the following conditions:

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



**BUREAU OF ENGINEERING - SPECIFIC CONDITIONS**

1. That a 2-foot wide strip of land be dedicated along Idaho Avenue adjoining the subdivision to complete a 32-foot wide half right-of-way dedication in accordance with Collector Street Standards, including a 15-foot radius property line return at the intersection with Stoner Avenue.

**DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION**

2. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Inter-Departmental Letter dated July 27, 2012, Log No. 77580 and attached to the case file for Tract No. 71891.

**DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION**

3. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
  - a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
  - b. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be rechecked as per net lot area after street dedication. Side yard requirement shall be required to comply with current code as measured from new property lines after dedication.
  - c. The submitted Map does not comply with the minimum lot width (50 ft.) requirement of the R3-1 Zone. Revise the Map to show compliance with the above requirement or obtain approval from the Department of City Planning.

**Notes:**

Any proposed structures or uses on the site have not been checked for and shall comply with Building and Zoning Code requirements. Plan check will be required before any construction, occupancy or change of use.

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

**DEPARTMENT OF TRANSPORTATION**

4. That the project be subject to any recommendations from the Department of Transportation.

**FIRE DEPARTMENT**

5. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
  - a. No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel.
  - b. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
  - c. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
  - d. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
  - e. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building. But, in no case greater than 150 feet horizontal travel distance from the edge of the public street, private street or Fire Lane. This stairwell shall extend unto the roof.
  - f. Entrance to the main lobby shall be located off the address side of the building.
  - g. Any required Fire Annunciator panel or Fire Control Room shall be located within 50 feet visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
  - h. Site plans shall include all overhead utility lines adjacent to the site.

**Note:**

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6504. You should advise any consultant representing you of this requirement as well.



**DEPARTMENT OF WATER AND POWER**

6. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

**BUREAU OF STREET LIGHTING – SPECIFIC CONDITIONS**

7. Street Lighting clearance for this Street Light Maintenance Assessment District condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District office, see condition S-3. (c).

Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

**BUREAU OF SANITATION**

8. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

**INFORMATION TECHNOLOGY AGENCY**

9. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the Los Angeles Municipal Code Section 17.05-N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 N. Main Street, Room 1255, Los Angeles, CA 90012, (213) 473-9973.

**DEPARTMENT OF RECREATION AND PARKS**

10. That the Quimby fee be based on the R3 Zone.

**DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS**

11. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a

manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

- a. Limit the proposed development to a maximum of 8 dwelling units.
- b. Provide a minimum of 2 covered off-street parking spaces per dwelling unit, plus 1/4 guest parking spaces per dwelling. All guest spaces shall be readily accessible, conveniently located, specifically reserved for guest parking, posted and maintained satisfactory to the Department of Building and Safety.

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

In addition, prior to issuance of a building permit, a parking plan showing off-street parking spaces, as required by the Advisory Agency, be submitted for review and approval by the Department of City Planning (201 N. Figueroa Street, 4<sup>th</sup> Floor).

- c. **Note to City Zoning Engineer and Plan Check.** The Advisory Agency has approved the following variations from the Los Angeles Municipal Code as it applies to this subdivision and the proposed development on the site.

Approved Variations as follows:

1. A Zoning Administrator's Adjustment to permit a lot width of 48 feet in lieu of the minimum 50-foot lot width required in the R3-1 Zone.
- d. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
- e. The applicant shall install an air filtration system(s) to reduce the effects of diminished air quality on occupants of the project.
- f. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- g. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- h. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.



- i. Upon the effective date of this conditional approval, 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.
12. That prior to the issuance of the building permit or the recordation of the final map, a copy of the approved Director's Decision (Case No. DIR 2012-3192[DD]) shall be submitted to the satisfaction of the Advisory Agency. In the event that DIR 2012-3192(DD) is not approved, the subdivider shall submit a tract modification.
13. That the subdivider shall record and execute a Covenant and Agreement to comply with the West Los Angeles Transportation Improvement and Mitigation Specific Plan prior to the issuance of a building permit, grading permit and the recordation of the final tract map.

#### DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

14. That prior to recordation of the final map the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770 and Exhibit CP-6770. M) in a manner satisfactory to the Planning Department requiring the subdivider to identify (a) mitigation monitor(s) who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition Nos. 15, 16, and C-3 of the Tract's approval satisfactory to the Advisory Agency. The mitigation monitor(s) shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, postconstruction/maintenance) to ensure continued implementation of the above mentioned mitigation items.
15. Prior to the recordation of the final map, the subdivider will prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
  - MM-1. All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a Landscape Practitioner (Sec. 12.40-D) and to the satisfaction of the decision maker.
  - MM-2. An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency



Reporting Value (MERV) of 11, to the satisfaction of the Department of Building and Safety.

MM-3. The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.

MM-4. Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The project shall comply with the Uniform Building Code Chapter 18. Division 1 Section 1804.5 Liquefaction Potential and Soil Strength Loss. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.

MM-5. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

MM-6. Install a demand (tankless or instantaneous) water heater system sufficient to serve the anticipated needs of the dwelling(s).

MM-7. Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.

MM-8. Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.

MM-9. Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.



- MM-10. The project shall comply with the requirements of the Flood Hazard Management Specific Plan, Ordinance No. 172081 effective 7/3/98.
- MM-11. The project shall comply with the provisions of the Advisory Agency's Parking Policy.
- MM-12. The applicant shall pay school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.
- MM-13. Pursuant to Section 17.12-A or 17.58 of the Los Angeles Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of dwelling units.
- MM-14. The project shall comply with the West Los Angeles Transportation Improvement and Mitigation Specific Plan.
- MM-15. The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g. use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).
- MM-16. In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:
- Weather-based irrigation controller with rain shutoff
  - Matched precipitation (flow) rates for sprinkler heads
  - Drip/microspray/subsurface irrigation where appropriate
  - Minimum irrigation system distribution uniformity of 75 percent
  - Proper hydro-zoning, turf minimization and use of native/drought tolerant plant materials
  - Use of landscape contouring to minimize precipitation runoff
  - A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for existing and expanded irrigated landscape areas totaling 5,000 sf. and greater.
- MM-17. If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.
- MM-18. Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.

MM-19. Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.

MM-20. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.

MM-21. Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)

MM-22. Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.

MM-23. Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.

MM-24. Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.

MM-25. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.

MM-26. All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle demolition and construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, bricks, metals, wood, and vegetation. Non recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.

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



- CM-1 That a sign be required on site clearly stating a contact/complaint telephone number that provides contact to a live voice, not a recording or voice mail, during all hours of construction, the construction site address, and the tract map number. **YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.**
- Locate the sign in a conspicuous place on the subject site or structure (if developed) so that it can be easily read by the public. The sign must be sturdily attached to a wooden post if it will be free-standing.
  - Regardless of who posts the site, it is always the responsibility of the applicant to assure that the notice is firmly attached, legible, and remains in that condition throughout the entire construction period.
  - If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required for each five (5) acres, or portion thereof. Each sign must be posted in a prominent location.
- CM-2. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- CM-3. The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- CM-4. All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- CM-5. All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- CM-6. All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- CM-7. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- CM-8. Trucks having no current hauling activity shall not idle but be turned off.
- CM-9. The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street

Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.

CM-10. Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures:

- a. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.
- b. Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.

CM-11. Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.

CM-12. Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.

CM-13. All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.

CM-14. Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.

CM-15. Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.

CM-16. The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

CM-17. Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.

CM-18. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.



CM-19. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

CM-20. Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes.

CM-21. To facilitate on-site separation and recycling of demolition- and construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.

#### DEPARTMENT OF CITY PLANNING - STANDARD CONDOMINIUM CONDITIONS

C-1 That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. Where the existing zoning is (T) or (Q) for multiple residential use, no construction or use shall be permitted until the final map has recorded or the proper zone has been effectuated. If models are constructed under this tract approval, the following conditions shall apply:

1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Division of Land Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
2. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.

C-2 Prior to the recordation of the final map, the subdivider shall pay or guarantee the payment of a park and recreation fee based on the latest fee rate schedule applicable. The amount of said fee to be established by the Advisory Agency in accordance with Section 17.12 of the Los Angeles Municipal Code and to be paid and deposited in the trust accounts of the Park and Recreation Fund.

C-3 That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any permit. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. Failure to comply with this condition as written shall require the filing of a modification to this tract map in order to clear the condition.



In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

C-4 In order to expedite the development, the applicant may apply for a building permit for an apartment building. However, prior to issuance of a building permit for apartments, the registered civil engineer, architect or licensed land surveyor shall certify in a letter to the Advisory Agency that all applicable tract conditions affecting the physical design of the building and/or site, have been included into the building plans. Such letter is sufficient to clear this condition. In addition, all of the applicable tract conditions shall be stated in full on the building plans and a copy of the plans shall be reviewed and approved by the Advisory Agency prior to submittal to the Department of Building and Safety for a building permit.

OR

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

#### BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1 (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Municipal Code.
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.



- (e) That drainage matters be taken care of satisfactory to the City Engineer.
  - (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
  - (g) That any required slope easements be dedicated by the final map.
  - (h) That each lot in the tract comply with the width and area requirements of the Zoning Ordinance.
  - (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
  - (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
  - (k) That no public street grade exceeds 15%.
  - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.
- S-2 That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
  - (b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.
  - (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
  - (d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.

- (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3 That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
  - (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
  - (b) Construct any necessary drainage facilities.
  - (c) Construct two (2) new street lights on Idaho Avenue.

## Notes:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering condition S-3 (i), requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree planting's shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:



- a. Improve Stoner Avenue adjoining the tract by the construction of an integral concrete curb and gutter; a 5-foot wide concrete sidewalk adjacent to the property line with planting trees and landscaping of the parkway, including any necessary removal and reconstruction of the existing improvements.
- b. Improve Idaho Avenue being dedicated and adjoining the subdivision by the construction of an integral concrete curb and gutter; a 6-foot wide concrete sidewalk adjacent to the property line with planting trees and landscaping of the parkway, together with construction of two curb ramps on southwesterly and northwesterly corners of the intersection of Idaho and Stoner Avenues as required by the "Americans with Disabilities Act".

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

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

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

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

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

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

#### **FINDINGS OF FACT (CEQA)**

The Environmental Staff Advisory Committee issued Mitigated Negative Declaration ENV-2012-1483-MND-REC1 on January 10, 2013. The Committee found that potential negative impact could occur from the projects's implementation due to:

- increasing demand on available water resources.
- existing ambient air pollution levels.
- noise from the site.
- potential seismic activity.



- flood hazard.
- need for landscaping.
- lack of open space.
- liquefaction.
- green house emissions.
- insufficient school capacity.
- additional traffic generated.
- creation of additional solid waste.

The Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV-2012-1483-MND reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition Nos. 15, 16, and C-3 of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

In accordance with Section 21081.6 of the Public Resources Code (AB3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by requiring reporting and monitoring as specified in Condition No. 14.

Furthermore, the Advisory Agency hereby finds that modification(s) to and/or correction(s) of specific mitigation measures have been required in order to assure appropriate and adequate mitigation of potential environmental impacts of the proposed use of this subdivision.

#### **FINDINGS OF FACT (SUBDIVISION MAP ACT)**

In connection with the approval of Tentative Tract No. 71891-CN, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

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

The adopted West Los Angeles Community Plan designates the subject property for Medium Residential land use with the corresponding zone of R3. The property contains 0.15 net acres (6,583 net square feet) and is presently zoned R3-1. In addition to the tract map approval, the applicant is also requesting a Zoning Administrator Adjustment to permit a lot width of 48 feet, in lieu of the required 50 feet, made necessary by the 2-foot dedication along Idaho Avenue required by the Bureau of Engineering. The project is located within the West Los Angeles Transportation Improvement and Mitigation Specific Plan. Approval of the tract map is conditioned on compliance with the Specific Plan.



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

The adopted West Los Angeles Community Plan designates the subject property for Medium Residential land use with the corresponding zone of R3. The property contains approximately 0.15 net acres (6,583 net square feet after required dedication) and is presently zoned R3. The proposed development of eight multiple family dwellings is allowable under the current adopted zone and the land use designation.

The Bureau of Engineering has reviewed the proposed subdivision and found the subdivision layout generally satisfactory. As a condition of approval, the subdivider is required to make dedications and improvements on Idaho Avenue and Stoner Avenue in order to meet current street standards.

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

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

The site is level and is not located in a slope stability study area, high erosion hazard area, or fault-rupture study zone. The site is located in a liquefaction area. Building and Safety, Grading Division, in their approval letter, states that the soil underneath the project site has the required factor of safety against potential liquefaction. The site is located in an area developed with multiple family dwellings. The site is therefore physically suitable for the proposed type of development.

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

The site is one of the underimproved properties in the vicinity. The development of this tract is an infill of an otherwise largely multiple-family residential neighborhood.

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

The soils and geology reports for the proposed subdivision were found to be adequate by the Grading Division of the Department of Building and Safety upon compliance with imposed conditions.

The site is therefore physically suitable for the proposed density of development.

- (e) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR



SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV-2012-1483-MND reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition Nos. 15, 16, and C-3 of the Tract's approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

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

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

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

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

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

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

- 1) In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.
- 2) Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may



be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

- 3) The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.
- 4) The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.
- 5) In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

#### ADJUSTMENT FINDINGS (Sections 12.28 C.4 and 17.03 A)

- (i) THE GRANTING OF THE ADJUSTMENT WILL RESULT IN DEVELOPMENT THAT IS COMPATIBLE AND CONSISTENT WITH THE SURROUNDING USES, AND WILL CREATE NO ADVERSE IMPACTS OR ANY ADVERSE IMPACTS HAVE BEEN MITIGATED.

The zoning regulations require setbacks from property lines in order to provide for compatibility between respective properties as well as to ensure access in the event of an emergency. Such regulations, however, are written on a Citywide basis and cannot take into account individual unique characteristics which a specific parcel and its intended use may have. In this instance, the Code's desire to achieve compatibility between respective sites and protect neighboring properties and the applicant's desire to provide a more viable/functional, livable dwelling/ business/ service can be accommodated in a manner consistent with the intent and purpose of the zoning regulations.

A Mitigated Negative Declaration ENV-2012-1483-MND-REC1 was prepared for the subject project and identifies mitigation measures which will mitigate any impacts resulting from the project. These mitigation measures have been imposed as conditions of approval.

- (i) THE GRANTING OF THE ADJUSTMENT IS IN CONFORMANCE WITH THE INTENT AND PURPOSE OF THE GENERAL PLAN, AND WITH THE SPIRIT AND INTENT OF THE PLANNING AND ZONING CODE OF THE CITY.

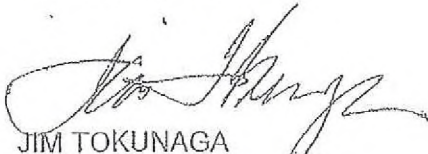
The site is located within the West Los Angeles Community Plan Area. The plan designates the subject site for Medium Residential with corresponding zone of R3 and Height District No. 1. The granting of an adjustment is not inconsistent with the intent and purpose of the Community Plan. The West Los Angeles Community Plan does not specifically address adjustments.

- (k) THAT THE SITE AND/OR EXISTING IMPROVEMENTS MAKE STRICT ADHERENCE TO ZONING REGULATIONS IMPRACTICAL OR INFEASIBLE.

The site is a corner lot having a frontage of 50 feet on Stoner Avenue and approximately 139 feet on Idaho Avenue. The Bureau of Engineering is requiring that a two-foot wide strip of land be dedicated along Idaho Avenue as a condition of approval. The two-foot dedication reduces the site's lot width to 48 feet, thereby making the lot nonconforming as to the minimum lot width requirement of 50 feet.

These findings shall apply to both the tentative and final maps for Tract No. 71891-CN.

Michael J. LoGrande  
Advisory Agency



JIM TOKUNAGA  
Deputy Advisory Agency

JT:JV:th

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

Figueroa Plaza  
201 North Figueroa Street  
4th Floor  
Los Angeles, CA 90012  
(213) 482-7077

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

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

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



LENN IC. WYATT  
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

R. NICOLAS BROWN  
SUE CHANG  
LOURDES GREEN  
CHARLES J. RAUSCH, JR.  
JIM TOKUNAGA  
FERNANDO TOVAR  
DAVID WEINTRAUB  
MAYA E. ZATZEVSKY

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

DEPARTMENT OF  
CITY PLANNING  
MICHAEL J. LOGRANDE  
DIRECTOR

OFFICE OF  
ZONING ADMINISTRATION  
200 N. SPRING STREET, 7<sup>TH</sup> FLOOR  
LOS ANGELES, CA 90012  
(213) 978-1318  
FAX: (213) 978-1334  
www.planning.lacity.org

June 7, 2013

Reza Sarafzadeh (A)(O)  
24942 Vista Verenda  
Woodland Hills, CA 91367

Ronald Cargill (R)  
Cargill Planning  
1481 Paradise Island Lane  
Banning, CA 92220

CASE NO. DIR 2012-3192(DD)  
REDUCTION IN REQUIRED OPEN  
SPACE

Related Case: TT-71891-CN  
11764 West Idaho Avenue  
West Los Angeles Planning Area

Zone : R3-1  
D.M. : 126B149  
C.D. : 11

CEQA: ENV-2012-1483-REC1  
Legal Description: Pacific Farms Tract,  
Block 8, Lot Pt 2, Arb 3

Pursuant to Section 21.21-G of the Los Angeles Municipal Code, I hereby APPROVE:

a Director's Determination to allow no greater than ten (10) percent reduction to the required open space for a 8-unit residential building.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, and the plans submitted therewith, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find as follows:

BACKGROUND

The subject property is a level, rectangular-shaped, corner, record lot, having frontages of 50 feet on the southwest side of Stoner Avenue and approximately 139 feet on the southeast side of Idaho Avenue. The subject site has a total lot area of 6,583 net square feet. The subject property is zoned R3-1 and designated Medium Residential in the West Los Angeles Community Plan.

The subject site is developed with two single-family dwellings which will be demolished. Surrounding properties are zoned R3-1 and are developed with multiple family and single-family dwellings, a surface parking lot, and a vacant lot.

Idaho Avenue, adjoining the property to the north is a Collector Street dedicated a width of 62 feet and improved with curb, gutter, and sidewalk.

Stoner Avenue, adjoining the property to the east is a Local Street dedicated a width of 60 feet and improved with curb, gutter, and sidewalk.

Previous zoning related action on the site includes:

Case No. TT-71891-CN -- On June 7, 2013, the Advisory Agency approved a one-lot subdivision for a maximum 8-unit condominium.

### PUBLIC HEARING

On February 13, 2013, a public hearing was conducted by the Advisory Agency in conjunction with Tentative Tract No. 71891-CN. At the public hearing, the applicant's representative stated that the 2-foot dedication required by the Bureau of Engineering along Idaho Avenue reduces the available yard area for open space. Several letters were submitted on the proposed project, including one from the West Los Angeles Neighborhood Council. In general, the letters were critical of the design of the project and the proposed 4-story height of the condominium building. One letter specifically addressed the request for a reduction in open space. The letter writer stated that there was no justification for a reduction in open space. The open space reduction would only allow the developer to increase the number of units on the property, and thereby profit, without benefiting the community.

### FINDINGS

Following (highlighted) is a delineation of the findings and the application of the relevant facts of the case to same:

1. The open space provided does conform with the objectives of this subsection.

Los Angeles Municipal Code (LAMC) Section 12.21-G requires usable open space for six or more residential units. Usable open space can either be in a common area or private space. The requirement is 125 square feet of open space for each unit having three habitable rooms and 175 square feet of open space for each unit having more than three habitable rooms. The proposed project will have one unit with three habitable room and seven units with four habitable rooms, requiring a total of 1,350 square feet of open space.

The Municipal Code requires that the common open space have a minimum area of 400 square feet and constitute at least 50% of the total required usable open space. The Code limits private open space to no more than 50 square feet per dwelling unit, limiting the proposed project to a maximum of 400 square feet of private open space. The remaining 950 square feet of required open space must therefore be provided as common open space. The Director's Determination is to allow 815 square feet of common open space.



The Bureau of Engineering is requiring that a 2-foot strip of land be dedicated along Idaho Avenue as a condition of the Tentative Tract approval (Case No. TT-71891-CN). The street dedication reduces the lot width from 50 feet to 48 feet. The applicant's representative stated that this reduces the available yard area for common open space.

LAMC Section 12.21-G permits a Director's Decision to permit a ten percent reduction in the total required usable open space, provided that any reduction is to the common open space portion only. The common open space being provided is 135 square feet less than what is required – a less than 10 percent reduction. The open space provided, therefore, does conform with the objectives of LAMC Section 12.21-G.

2. The proposed project does comply with the total usable open space requirements.

The proposed project is required to provide a total of 1,350 square feet of usable open space (950 square feet of common open space and 400 square feet of private open space). The applicant is providing 815 square feet of common open space and 591 square feet of private open space, for a total of 1,406 square feet of usable open space. To compensate for the 135 square-foot reduction of common open space, the applicant is providing an additional 191 square feet of private open space, which equates to 56 square feet of additional usable open than required. The proposed project therefore does comply with the total useable open space requirements.

#### ADDITIONAL MANDATORY FINDINGS

3. 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.
4. On January 10, 2013, a Mitigated Negative Declaration (ENV-2012-1483-MND-REC1) 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 (and identified in this determination), there is no substantial evidence that the proposed project will have a significant effect on the environment. I hereby adopt that action. This Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street.

#### APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or if the same be not



complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code. The Zoning Administrator's determination in this matter will become effective after June 24, 2013, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date. or the appeal will not be accepted. Forms are available on-line at <http://planning.lacity.org>. Public offices are located at:

Figueroa Plaza  
201 North Figueroa Street,  
4th Floor  
Los Angeles, CA 90012  
(213) 482-7077

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

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.

#### NOTICE

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the Zoning Administrator who acted on the case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

Michael J. LoGrande  
Director of Planning



JIM TOKUNAGA  
Associate Zoning Administrator  
Direct Telephone No. (213) 978-1307

JT:JV:th

cc: Councilmember Bill Rosendahl  
Eleventh District  
Adjoining Property Owners



DEPARTMENT OF  
CITY PLANNING  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
AND  
6262 VAN NUYS BLVD., SUITE 351  
VAN NUYS, CA 91401  
CITY PLANNING COMMISSION  
WILLIAM ROSCHEN  
PRESIDENT  
REGINA M. FREER  
VICE-PRESIDENT  
SEAN O. BURTON  
DIEGO CARDOSO  
GEORGE HOVAGUJMAN  
ROBERT LESSIN  
DANA M. PERLMAN  
BARBARA ROMERO  
VACANT  
JAMES WILLIAMS  
COMMISSION EXECUTIVE ASSISTANT II  
(213) 978-1308

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

EXECUTIVE OFFICES

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DEPUTY DIRECTOR  
(213) 978-1273

FAX: (213) 978-1275

INFORMATION  
[www.planning.lacity.org](http://www.planning.lacity.org)

Date: January 10, 2013

To: Ronald G. Cargill  
Cargill Planning & Pre-Development Services  
6442 Coldwater Canyon Avenue, Suite 209  
Valley Glen, CA 91606

RE: RECONSIDERATION, ENV-2012-1483-MND-REC1, 11764 WEST IDAHO  
AVENUE; WEST LOS ANGELES COMMUNITY PLAN AREA

The Department of City Planning has issued a Reconsideration of the previously issued Mitigated Negative Declaration (ENV-2012-1483-MND) for a project located at 11764 West Idaho Avenue and described as:

A Tentative Tract Map for a one-lot subdivision for eight (8) residential condominium units with 18 parking spaces; and a Zoning Administrator Adjustment to permit a lot width of 48 feet in lieu of the minimum 50-foot lot width required in the R3-1 Zone. The project site is an approximately 0.16 net acre (6,583 square feet) site.

In a letter dated November 16, 2012, the applicant's representative requested a reconsideration of Mitigated Negative Declaration ENV-2012-1483-MND, issued on August 1, 2012. The revised project includes a Director's Decision to permit a ten percent reduction in required open space.

As such, the project description is revised to read as follows:

A Tentative Tract Map for a one-lot subdivision for eight (8) residential condominium units with 18 parking spaces; a Zoning Administrator Adjustment to permit a lot width of 48 feet in lieu of the minimum 50-foot lot width required in the R3-1 Zone; and a Director's Decision to permit a ten percent reduction in open space to provide 1,215 square feet of open space, in lieu of the required 1,350 square feet of open space for seven units with four habitable rooms and one unit with three habitable rooms. The project site is an approximately 0.16 net acre (6,583 net square feet) site.

Since the project as revised does not create any new impacts that were not addressed in the previous MND, the mitigation measures imposed still serve to mitigate the impacts of the project to less than significant levels as required by the California Environmental Quality Act (CEQA).

Sincerely,


A handwritten signature in black ink, appearing to read "Jim Tokunaga", written in a cursive style.

Jim Tokunaga  
Senior City Planner

JT:JV



CITY OF LOS ANGELES  
OFFICE OF THE CITY CLERK  
ROOM 395, CITY HALL  
LOS ANGELES, CALIFORNIA 90012  
CALIFORNIA ENVIRONMENTAL QUALITY ACT  
PROPOSED MITIGATED NEGATIVE DECLARATION

LEAD CITY AGENCY City of Los Angeles	COUNCIL DISTRICT 11	
PROJECT TITLE ENV-2012-1483-MND	CASE NO. TT-71891-CN	
PROJECT LOCATION 11764 W IDAHO AVE		
PROJECT DESCRIPTION A TENTATIVE TRACT MAP FOR A ONE-LOT SUBDIVISION FOR EIGHT (8) RESIDENTIAL CONDOMINIUM UNITS WITH 18 PARKING SPACES; AND A ZONING ADMINISTRATOR ADJUSTMENT TO A PERMIT A LOT WIDTH OF 48 FEET IN LIEU OF THE MINIMUM 50-FOOT LOT WIDTH REQUIRED IN THE R3-1 ZONE. THE PROJECT SITE IS AN APPROXIMATELY 0.16 NET ACRE (6,583 SQUARE FEET) SITE.		
NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY Reza Sarafzadeh Gold One, Inc. 24942 Vista Veranda Woodland Hills, CA 91367		
FINDING:  The City Planning Department of the City of Los Angeles has Proposed that a mitigated negative declaration be adopted for this project because the mitigation measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance  (CONTINUED ON PAGE 2)		
SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.		
Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt the mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.		
THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.		
NAME OF PERSON PREPARING THIS FORM  JOEY VASQUEZ	TITLE  City Planning Associate	TELEPHONE NUMBER  (213) 978-1487
ADDRESS  200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012	SIGNATURE (Official)  	DATE  August 1, 2012



MITIGATED NEGATIVE DECLARATION  
ENV-2012-1483-MND

I-10. Aesthetics (Landscape Plan)

- Environmental impacts to the character and aesthetics of the neighborhood may result from project implementation. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a Landscape Practitioner (Sec. 12.40-D) and to the satisfaction of the decision maker.

III-10. Air Pollution (Demolition, Grading, and Construction Activities)

- All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- Trucks having no current hauling activity shall not idle but be turned off.

III-50. Air Pollution (Stationary)

- Adverse impacts upon future occupants may result from the project implementation due to existing diminished ambient air pollution levels in the project vicinity. However, this impact can be mitigated to a less than significant level by the following measure:
- An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 11, to the satisfaction of the Department of Building and Safety.
- An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 12, to the satisfaction of the Department of Building and Safety.
- An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 13, to the satisfaction of the Department of Building and Safety.

VI-10. Seismic

- Environmental impacts to the safety of future occupants may result due to the project's location in an area of potential seismic activity. However, this potential impact will be mitigated to a less than significant level by the following measure:
- The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.

VI-20. Erosion/Grading/Short-Term Construction Impacts

- Short-term erosion impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a less than significant level by the following measures:
- The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.
- Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures:
- a. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.
- b. Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.

VI-70. Liquefaction Area



## MITIGATED NEGATIVE DECLARATION

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- Environmental impacts may result due to the proposed project's location in an area with liquefaction potential. However, these potential impacts will be mitigated to a less than significant level by the following measures:
- Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The project shall comply with the Uniform Building Code Chapter 18, Division 1 Section 1804.5 Liquefaction Potential and Soil Strength Loss. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.
- The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

### VII-10. Green House Gas Emissions

- The project will result in impacts resulting in increased green house gas emissions. However, the impact can be reduced to a less than significant level through compliance with the following measure(s):
- Install a demand (tankless or instantaneous) water heater system sufficient to serve the anticipated needs of the dwelling(s).
- Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.

### VIII-10. Explosion/Release (Existing Toxic/Hazardous Construction Materials)

- Due to the age of the building(s) being demolished, toxic and/or hazardous construction materials may be located in the structure(s). Exposure to such materials during demolition or construction activities could be hazardous to the health of the demolition workers, as well as area residents, employees, and future occupants. However, these impacts can be mitigated to a less than significant level by the following measure:
- (Asbestos) Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.
- (Lead Paint) Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.

### IX-20. Stormwater Pollution (Demolition, Grading, and Construction Activities)

- 
- Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.
- Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.
- Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.

### IX-120. Flooding/Tidal Waves

- Environmental impacts may result due to the location of the proposed project in an area which is potentially subject to flood hazards. However, any flood hazard that exists will be mitigated to a less than significant level by the following measure:
- The project shall comply with the requirements of the Flood Hazard Management Specific Plan, Ordinance No. 172081 effective 7/3/98.

### X-10. General Plan Designation/Zoning

- The proposed project would permit intensities and or densities exceeding those permitted by the existing \_\_\_\_\_ District Plan. However, this potential impact will be mitigated to a level of insignificance by the following measure:
- The applicant shall comply with mitigation measures required by this mitigated negative declaration (MND).



MITIGATED NEGATIVE DECLARATION  
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X-60. Land Use/Planning

- The project will result in land use and/or planning impact(s). However, the impact(s) can be reduced to a less than significant level through compliance with the following measure(s):
- The project shall comply with the provisions of the Advisory Agency's Parking Policy.

XII-20. Increased Noise Levels (Demolition, Grading, and Construction Activities)

- The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

XIV-60. Public Services (Schools)

- Environmental impacts may result from project implementation due to the location of the project in an area with insufficient school capacity. However, the potential impact will be mitigated to a less than significant level by the following measure:
- The applicant shall pay school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.

XV-10. Recreation (Increased Demand For Parks Or Recreational Facilities)

- Environmental impacts may result from project implementation due to insufficient parks and/or recreational facilities. However, the potential impact will be mitigated to a less than significant level by the following measure:
- (Subdivision) Pursuant to Section 17.12-A or 17.58 of the Los Angeles Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of dwelling units.

XVI-20. Increased Vehicle Trips/Congestion (West Side Traffic Fee)

- Environmental impacts may result from project implementation due to additional traffic generated in an area with an inadequate circulation system. However, this potential impact will be mitigated to a less than significant level by the following measure:
- The project shall comply with the West Los Angeles Transportation Improvement and Mitigation Specific Plan.

XVII-10. Utilities (Local Water Supplies - Landscaping)

- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures:
- The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g. use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).
- In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:
- Weather-based irrigation controller with rain shutoff
- Matched precipitation (flow) rates for sprinkler heads
- Drip/microspray/subsurface irrigation where appropriate
- Minimum irrigation system distribution uniformity of 75 percent
- Proper hydro-zoning, turf minimization and use of native/drought tolerant plant materials
- Use of landscape contouring to minimize precipitation runoff
- A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for existing and expanded irrigated landscape areas totaling 5,000 sf. and greater.

XVII-20. Utilities (Local Water Supplies - All New Construction)

- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures:



MITIGATED NEGATIVE DECLARATION  
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- If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.
- Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.
- Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.
- A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.
- Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)

XVII-40. Utilities (Local Water Supplies - New Residential)

- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures:
- Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.
- Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.
- Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.

XVII-90. Utilities (Solid Waste Recycling)

- Environmental impacts may result from project implementation due to the creation of additional solid waste. However, this potential impact will be mitigated to a less than significant level by the following measure:
- (Operational) Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.
- (Construction/Demolition) Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes.
- (Construction/Demolition) To facilitate on-site separation and recycling of demolition- and construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.

XVII-100. Utilities (Solid Waste Disposal)

- All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle demolition and construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, bricks, metals, wood, and vegetation. Non recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.

**CITY OF LOS ANGELES**  
OFFICE OF THE CITY CLERK  
ROOM 395, CITY HALL  
LOS ANGELES, CALIFORNIA 90012  
CALIFORNIA ENVIRONMENTAL QUALITY ACT  
**INITIAL STUDY**  
**and CHECKLIST**  
(CEQA Guidelines Section 15063)


LEAD CITY AGENCY: City of Los Angeles		COUNCIL DISTRICT: CD 11 - BILL ROSENDAHL	DATE: 07/03/2012
RESPONSIBLE AGENCIES: Department of City Planning			
ENVIRONMENTAL CASE: ENV-2012-1483-MND	RELATED CASES: TT-71891-CN		
PREVIOUS ACTIONS CASE NO.:	<input type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions		
PROJECT DESCRIPTION: TENTATIVE TRACT MAP			
ENV PROJECT DESCRIPTION: A TENTATIVE TRACT MAP FOR A ONE-LOT SUBDIVISION FOR EIGHT (8) RESIDENTIAL CONDOMINIUM UNITS WITH 18 PARKING SPACES; AND A ZONING ADMINISTRATOR ADJUSTMENT TO A PERMIT A LOT WIDTH OF 48 FEET IN LIEU OF THE MINIMUM 50-FOOT LOT WIDTH REQUIRED IN THE R3-1 ZONE. THE PROJECT SITE IS AN APPROXIMATELY 0.16 NET ACRE (6,583 SQUARE FEET) SITE.			
ENVIRONMENTAL SETTINGS: THE SUBJECT PROPERTY IS A LEVEL, RECTANGULAR-SHAPED, CORNER, RECORD LOT, HAVING A FRONTAGE OF APPROXIMATELY 139 FEET ON THE SOUTH SIDE OF IDAHO AVENUE AND 50 FEET ON THE WEST SIDE OF STONER AVENUE. THE SUBJECT SITE IS DEVELOPED WITH TWO SINGLE-FAMILY DWELLINGS WHICH ARE TO BE DEMOLISHED. SURROUNDING PROPERTIES ARE ZONED R3-1 AND ARE DEVELOPED WITH A MIX OF SINGLE-FAMILY AND MULTIPLE FAMILY DWELLINGS.			
PROJECT LOCATION: 11764 W IDAHO AVE			
COMMUNITY PLAN AREA: WEST LOS ANGELES STATUS:  <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan	AREA PLANNING COMMISSION: WEST LOS ANGELES	CERTIFIED NEIGHBORHOOD COUNCIL: WEST LOS ANGELES	
EXISTING ZONING: R3-1	MAX. DENSITY/INTENSITY ALLOWED BY ZONING: 800 SQ. FT./DU	LA River Adjacent: NO	
GENERAL PLAN LAND USE: MEDIUM RESIDENTIAL	MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: 42 (29+ - 55) UNITS/NET ACRE		
PROPOSED PROJECT DENSITY: 8 DU			



## Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

	City Planning Associate	(213) 978-1487
Signature	Title	Phone

### Evaluation Of Environmental Impacts:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where they are available for review.
  - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
  - a. The significance criteria or threshold, if any, used to evaluate each question; and
  - b. The mitigation measure identified, if any, to reduce the impact to less than significance.



### Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input checked="" type="checkbox"/> AESTHETICS	<input checked="" type="checkbox"/> GREEN HOUSE GAS EMISSIONS	<input type="checkbox"/> POPULATION AND HOUSING
<input type="checkbox"/> AGRICULTURE AND FOREST RESOURCES	<input checked="" type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS	<input checked="" type="checkbox"/> PUBLIC SERVICES
<input checked="" type="checkbox"/> AIR QUALITY	<input checked="" type="checkbox"/> HYDROLOGY AND WATER QUALITY	<input checked="" type="checkbox"/> RECREATION
<input type="checkbox"/> BIOLOGICAL RESOURCES	<input checked="" type="checkbox"/> LAND USE AND PLANNING	<input checked="" type="checkbox"/> TRANSPORTATION/TRAFFIC
<input type="checkbox"/> CULTURAL RESOURCES	<input type="checkbox"/> MINERAL RESOURCES	<input checked="" type="checkbox"/> UTILITIES AND SERVICE SYSTEMS
<input checked="" type="checkbox"/> GEOLOGY AND SOILS	<input checked="" type="checkbox"/> NOISE	<input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE

### INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

#### Background

#### PROPOSER NAME:

Reza Sarafzadeh  
Gold One, Inc.

#### PHONE NUMBER:

(818) 800-5000

#### APPLICANT ADDRESS:

24942 Vista Veranda  
Woodland Hills, CA 91367

#### AGENCY REQUIRING CHECKLIST:

Department of City Planning

#### DATE SUBMITTED:

06/05/2012

#### PROPOSAL NAME (if Applicable):

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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<b>I. AESTHETICS</b>				
a.	Have a substantial adverse effect on a scenic vista?			✓
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			✓
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?	✓		
d.	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		✓	
<b>II. AGRICULTURE AND FOREST RESOURCES</b>				
a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			✓
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?			✓
c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?			✓
d.	Result in the loss of forest land or conversion of forest land to non-forest use?			✓
e.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			✓
<b>III. AIR QUALITY</b>				
a.	Conflict with or obstruct implementation of the applicable air quality plan?		✓	
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	✓		
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		✓	
d.	Expose sensitive receptors to substantial pollutant concentrations?	✓		
e.	Create objectionable odors affecting a substantial number of people?			✓
<b>IV. BIOLOGICAL RESOURCES</b>				
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			✓
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?			✓
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			✓
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			✓
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			✓
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			✓
<b>V. CULTURAL RESOURCES</b>				



Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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a.	Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?				✓
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?				✓
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓
d.	Disturb any human remains, including those interred outside of formal cemeteries?				✓

#### VI. GEOLOGY AND SOILS

a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.		✓		
b.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking?		✓		
c.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction?		✓		
d.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Landslides?				✓
e.	Result in substantial soil erosion or the loss of topsoil?		✓		
f.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		✓		
g.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				✓
h.	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				✓

#### VII. GREEN HOUSE GAS EMISSIONS

a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?		✓		
b.	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?		✓		

#### VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				✓
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		✓		
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✓
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✓
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓



Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓
<b>IX. HYDROLOGY AND WATER QUALITY</b>					
a.	Violate any water quality standards or waste discharge requirements?			✓	
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			✓	
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			✓	
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			✓	
e.	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?		✓		
f.	Otherwise substantially degrade water quality?			✓	
g.	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
h.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?		✓		
j.	Inundation by seiche, tsunami, or mudflow?				✓
<b>X. LAND USE AND PLANNING</b>					
a.	Physically divide an established community?				✓
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?		✓		
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓
<b>XI. MINERAL RESOURCES</b>					
a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓
<b>XII. NOISE</b>					
a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		✓		
b.	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?		✓		
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		✓		



Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
--------------------------------	--	------------------------------	-----------

e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
f.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓

### XIII. POPULATION AND HOUSING

a.	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			✓	
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
c.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			✓	

### XIV. PUBLIC SERVICES

a.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection?			✓	
b.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Police protection?			✓	
c.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Schools?		✓		
d.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Parks?			✓	
e.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Other public facilities?			✓	

### XV. RECREATION

a.	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?		✓		
b.	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				✓

### XVI. TRANSPORTATION/TRAFFIC

a.	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?		✓		
----	--	--	---	--	--



Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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b.	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?		✓		
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				✓
e.	Result in inadequate emergency access?				✓
f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				✓

#### XVII. UTILITIES AND SERVICE SYSTEMS

a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			✓	
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				✓
c.	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				✓
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?		✓		
e.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			✓	
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?		✓		
g.	Comply with federal, state, and local statutes and regulations related to solid waste?		✓		

#### XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			✓	
b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			✓	
c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			✓	

Note: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.



## DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)

The Environmental Impact Assessment includes the use of official City of Los Angeles and other government source reference materials related to various environmental impact categories (e.g., Hydrology, Air Quality, Biology, Cultural Resources, etc.). The State of California, Department of Conservation, Division of Mines and Geology - Seismic Hazard Maps and reports, are used to identify potential future significant seismic events; including probable magnitudes, liquefaction, and landslide hazards. Based on applicant information provided in the Master Land Use Application and Environmental Assessment Form, impact evaluations were based on stated facts contained therein, including but not limited to, reference materials indicated above, field investigation of the project site, and any other reliable reference materials known at the time.

Project specific impacts were evaluated based on all relevant facts indicated in the Environmental Assessment Form and expressed through the applicant's project description and supportive materials. Both the Initial Study Checklist and Checklist Explanations, in conjunction with the City of Los Angeles's Adopted Thresholds Guide and CEQA Guidelines, were used to reach reasonable conclusions on environmental impacts as mandated under the California Environmental Quality Act (CEQA).

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as ENV-2012-1483-MND and the associated case(s), TT-71891-CN. Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) will not:

- Substantially degrade environmental quality.
- Substantially reduce fish or wildlife habitat.
- Cause a fish or wildlife habitat to drop below self sustaining levels.
- Threaten to eliminate a plant or animal community.
- Reduce number, or restrict range of a rare, threatened, or endangered species.
- Eliminate important examples of major periods of California history or prehistory.
- Achieve short-term goals to the disadvantage of long-term goals.
- Result in environmental effects that are individually limited but cumulatively considerable.
- Result in environmental effects that will cause substantial adverse effects on human beings.

### ADDITIONAL INFORMATION:

All supporting documents and references are contained in the Environmental Case File referenced above and may be viewed in the EIR Unit, Room 763, City Hall.

For City information, addresses and phone numbers: visit the City's website at <http://www.lacity.org>; City Planning - and Zoning Information Mapping Automated System (ZIMAS) [cityplanning.lacity.org/](http://cityplanning.lacity.org/) or EIR Unit, City Hall, 200 N Spring Street, Room 763. Seismic Hazard Maps - <http://gmw.consrv.ca.gov/shmp/> Engineering/Infrastructure/Topographic Maps/Parcel Information - <http://boemaps.eng.ci.la.ca.us/index01.htm> or City's main website under the heading "Navigate LA".

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
JOEY VASQUEZ	City Planning Associate	(213) 978-1487	07/03/2012



Impact?	Explanation	Mitigation Measures
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#### APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

<b>I. AESTHETICS</b>		
a.	NO IMPACT	There are no scenic vistas.
b.	NO IMPACT	There are no scenic resources on the site.
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Environmental impacts to the character and aesthetics of the neighborhood may result from the project.
d.	LESS THAN SIGNIFICANT IMPACT	The project will result in a net increase of six dwelling units. Impacts of increased illumination will be less than significant.
<b>II. AGRICULTURE AND FOREST RESOURCES</b>		
a.	NO IMPACT	The project is located in an urban area.
b.	NO IMPACT	The project is located in an urban area.
c.	NO IMPACT	The project is located in an urban area.
d.	NO IMPACT	The project is located in an urban area.
e.	NO IMPACT	The project is located in an urban area.
<b>III. AIR QUALITY</b>		
a.	LESS THAN SIGNIFICANT IMPACT	The project will not conflict with or obstruct implementation of the applicable air quality plan. The project has the potential to contribute to a reduction in air quality; however, it does not reach a daily threshold of potential significance for air quality per SQAMID.
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Short-term air quality impacts may occur during the construction phase of the project.
c.	LESS THAN SIGNIFICANT IMPACT	The proposed project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard. Less than significant impact.
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Short-term air quality impacts may occur during the construction phase of the project. Inhabitants of the new residential space may be exposed to air pollutants due to the project's location in a highly urbanized area.
e.	NO IMPACT	No objectionable odors are anticipated to result from the residential project.
<b>IV. BIOLOGICAL RESOURCES</b>		
a.	NO IMPACT	The project is located in an urban area.
b.	NO IMPACT	The project is located in an urban area.



Impact?	Explanation	Mitigation Measures
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c.	NO IMPACT	The project is located in an urban area.	
d.	NO IMPACT	The project is located in an urban area.	
e.	NO IMPACT	There are no protected trees on the site.	
f.	NO IMPACT	The project site does not contain natural open space.	

#### V. CULTURAL RESOURCES

a.	NO IMPACT	There are no historical resources on the project site.	
b.	NO IMPACT	The project is not located in an area with archaeological resources.	
c.	NO IMPACT	There are no paleontological resources on the site or unique geologic features.	
d.	NO IMPACT	The project is not located in an area with human remains.	

#### VI. GEOLOGY AND SOILS

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project is located in a seismically active region.	VI-10
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project is located in a seismically active region.	VI-10
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project is located in a liquefaction area.	VI-70
d.	NO IMPACT	The project is not located in a landslide area.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project may result in soil erosion during construction.	VI-20
f.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project is located in a liquefaction area.	VI-70
g.	NO IMPACT	The project is not located on expansive soil.	
h.	NO IMPACT	The project does not require the use of septic tanks.	

#### VII. GREEN HOUSE GAS EMISSIONS

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project has the potential to directly and indirectly generate additional greenhouse gases than what is otherwise present on-site today.	VII-10
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project has the potential to directly and indirectly generate additional greenhouse gases than what is otherwise present on-site today.	VII-10

#### VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	NO IMPACT	No hazardous materials are proposed to be routinely transported, used, or disposed as part of the project.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project proposes the demolition of residential dwellings that may contain lead and/or asbestos.	VIII-10



Impact?	Explanation	Mitigation Measures
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c.	NO IMPACT	The project will not use hazardous materials.	
d.	NO IMPACT	The project site is not located on a list of hazardous materials sites.	
e.	NO IMPACT	The site is not located within an airport land use plan.	
f.	NO IMPACT	The site is not located near a private airstrip.	
g.	NO IMPACT	The proposed project will not impair the implementation of or interfere with an emergency response or evacuation plan. Construction plans will be reviewed by the Department of Building and Safety as well as the Fire Department.	
h.	NO IMPACT	The project is not located within a Very High Fire Hazard Severity Zone.	

#### IX. HYDROLOGY AND WATER QUALITY

a.	LESS THAN SIGNIFICANT IMPACT	With the incorporation of below referenced mitigation measures, the proposed project is not anticipated to violate any water quality standards or waste discharge requirements.	
b.	LESS THAN SIGNIFICANT IMPACT	The project should not deplete groundwater supplies or interfere with groundwater recharge. The project will be supplied with water by DWP.	
c.	LESS THAN SIGNIFICANT IMPACT	The subject site is level and therefore will not result in substantial erosion on- or off-site.	
d.	LESS THAN SIGNIFICANT IMPACT	The subject site is level and therefore will not result in flooding on- or off-site.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project has the potential to provide additional sources of polluted runoff during the construction phase of the project.	IX-20
f.	LESS THAN SIGNIFICANT IMPACT	With the incorporation of the above referenced mitigation measures, the proposed project is not anticipated to substantially degrade water quality.	
g.	NO IMPACT	The project is not located in a 100-year flood plain.	
h.	NO IMPACT	The project is not located in a 100-year flood plain.	
i.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project is located in a potential inundation area as a result of dam failure.	IX-120
j.	NO IMPACT	The project is not located in an inundation zone for seiches, tsunamis, or mudflow.	

#### X. LAND USE AND PLANNING

a.	NO IMPACT	The project will not physically divide an established community.	
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Impact?	Explanation	Mitigation Measures
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b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project does not meet the minimum lot width requirement for the R3 Zone, nor the Advisory Agency's parking policy for guest parking.	X-10, X-60
c.	NO IMPACT	The project does not contain natural open space.	

#### XI. MINERAL RESOURCES

a.	NO IMPACT	The site is not located in an area of known mineral resources.	
b.	NO IMPACT	There are no known locally important mineral resources on the subject property.	

#### XII. NOISE

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Excessive noise may be generated during the construction phase of the project.	XII-20
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Excessive groundborne vibration may occur during construction.	XII-20
c.	LESS THAN SIGNIFICANT IMPACT	Following construction, the project should not result in a substantial permanent increase in noise beyond what presently exists in the area.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project may result in a temporary increase in ambient noise levels during construction.	XII-20
e.	NO IMPACT	The project is not located within an airport land use plan.	
f.	NO IMPACT	The project is not located within the vicinity of a private airstrip.	

#### XIII. POPULATION AND HOUSING

a.	LESS THAN SIGNIFICANT IMPACT	A net increase of six new residential dwelling units is proposed; however, the project does not reach a threshold to require mitigation measures.	
b.	NO IMPACT	The project results in a net increase of six dwelling units on the site.	
c.	LESS THAN SIGNIFICANT IMPACT	The project will result in the demolition of two dwelling units. Less than significant impact.	

#### XIV. PUBLIC SERVICES

a.	LESS THAN SIGNIFICANT IMPACT	The project is located within a fire service area.	
b.	LESS THAN SIGNIFICANT IMPACT	The proposed project does not meet a threshold of 75 or more residential units to require review by LAPD.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	School fees shall be paid to off set any future impacts to schools.	XIV-60
d.	LESS THAN SIGNIFICANT IMPACT	No impacts are anticipated in matters relating to parks. Only residential use is planned.	



	Impact?	Explanation	Mitigation Measures
e.	LESS THAN SIGNIFICANT IMPACT	No impacts to governmental facilities as the project is not significant in size to require additional governmental infrastructure or facilities.	
<b>XV. RECREATION</b>			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project may increase the use of local parks, however, the impact can be reduced to a less than significant level by the payment of Guilmy fees.	XV-10
b.	NO IMPACT	The project does not include recreational facilities nor will it require the construction or expansion of such.	
<b>XVI. TRANSPORTATION/TRAFFIC</b>			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposal meets the definition of a project in the West Los Angeles Transportation Improvement and Mitigation Specific Plan.	XVI-20
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposal meets the definition of a project in the West Los Angeles Transportation Improvement and Mitigation Specific Plan.	XVI-20
c.	NO IMPACT	No change in air traffic patterns will occur.	
d.	NO IMPACT	The project does not include any hazardous design features.	
e.	NO IMPACT	The project will not result in inadequate emergency access.	
f.	NO IMPACT	The project does not conflict with alternative transportation policies, plans, or programs.	
<b>XVII. UTILITIES AND SERVICE SYSTEMS</b>			
a.	LESS THAN SIGNIFICANT IMPACT	Less than significant impact based upon the estimated output of gallons of wastewater per day in conjunction with the City of Los Angeles' current capacity.	
b.	NO IMPACT	The project will not require or result in the construction of new water or wastewater treatment facilities.	
c.	NO IMPACT	The project will not require or result in the construction of new stormwater drainage facilities.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project has the potential to cumulatively impact existing water supplies.	XVII-10, XVII-20, XVII-40
e.	LESS THAN SIGNIFICANT IMPACT	The project is not located in a sewer capacity threshold study area.	
f.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project may have a cumulative impact on the City's waste disposal capacity.	XVII-90, XVII-100



Impact?	Explanation	Mitigation Measures
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g.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project as mitigated will be in compliance with federal, state, and local statutes and regulations related to solid waste.	XVII-90, XVII-100
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#### XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	LESS THAN SIGNIFICANT IMPACT	The project will not have the potential to negatively affect these categories with the application of the above referenced mitigation measures.	
b.	LESS THAN SIGNIFICANT IMPACT	The project has impacts that are individually limited but cumulatively considerable; however, mitigation measures have been incorporated to ensure that any such impacts are reduced to a less than significant level.	
c.	LESS THAN SIGNIFICANT IMPACT	The proposed project will not significantly impact human beings with the applied mitigation measures.	



City of Los Angeles  
Department of City Planning

7/2/2013

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

11764 W IDAHO AVE

ZIP CODES

90025

RECENT ACTIVITY

ENV-2012-1483-EAF

DIR-2012-3192-DD

CASE NUMBERS

CPC-2005-8252-CA

ZA-1999-2336-SM

TT-71891-CN

ENV-2005-8253-ND

ENV-2005-8253-MND

Address/Legal Information

PIN Number	126B149 575
Lot/Parcel Area (Calculated)	6,909.6 (sq ft)
Thomas Brothers Grid	PAGE 631 - GRID J5
	PAGE 631 - GRID J6
Assessor Parcel No. (APN)	4262013008
Tract	PACIFIC FARMS
Map Reference	M B 1-43/44
Block	BLK 8
Lot	PT 2
Arb (Lot Cut Reference)	3
Map Sheet	126B149

Jurisdictional Information

Community Plan Area	West Los Angeles
Area Planning Commission	West Los Angeles
Neighborhood Council	West Los Angeles
Council District	CD 11 - Mike Bonin
Census Tract #	2675.01
LADBS District Office	West Los Angeles

Planning and Zoning Information

Special Notes	None
Zoning	R3-1
Zoning Information (ZI)	None
General Plan Land Use	Medium Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	No
Specific Plan Area	West Los Angeles Transportation Improvement and Mitigation
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	None
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](http://zimas.lacity.org)  
(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.



500 Ft Park Zone	No
<b>Assessor Information</b>	
Assessor Parcel No. (APN)	4262013008
<b>Ownership (Assessor)</b>	
Owner1	SARATZADEH, REZA CO TR SARATZADEH FAMILY TRUST
Address	24942 VISTA VERENDA WOODLAND HILLS CA 91367
<b>Ownership (City Clerk)</b>	
Owner	HOWLAND, DONALD R. & JANE B. (TRS) HOWLAND FAMILY TRUST DTD 2-11-92
Address	837 BERKELEY STREET SANTA MONICA CA 90403
APN Area (Co. Public Works)*	0.157 (ac)
Use Code	0200 - 2 units (4 stories or less)
Assessed Land Val.	\$846,600
Assessed Improvement Val.	\$142,800
Last Owner Change	07/18/12
Last Sale Amount	\$9
Tax Rate Area	67
Deed Ref No. (City Clerk)	7-901 3-650 2514824 1037613
<b>Building 1</b>	
Year Built	1911
Building Class	D45A
Number of Units	2
Number of Bedrooms	2
Number of Bathrooms	1
Building Square Footage	1,180.0 (sq ft)
<b>Building 2</b>	
Year Built	1930
Building Class	D45B
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	1
Building Square Footage	816.0 (sq ft)
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
<b>Additional Information</b>	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None
<b>Seismic Hazards</b>	
Active Fault Near-Source Zone	

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 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Nearest Fault (Distance In km)	0.2361011
Nearest Fault (Name)	Santa Monica Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	13
Rupture Top	0
Rupture Bottom	13
Dip Angle (degrees)	-75
Maximum Magnitude	6.6
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
State Enterprise Zone Adjacency	No
Targeted Neighborhood Initiative	None
Public Safety	
Police Information	
Bureau	West
Division / Station	West Los Angeles
Reporting District	852
Fire Information	
Division	3
Battalion	9
District/ Fire Station	59
Red Flag Restricted Parking	No

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 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.



## CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number: CPC-2005-8252-CA  
Required Action(s): CA-CODE AMENDMENT  
Project Descriptions(s): AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.  
Case Number: ZA-1989-2336-SM  
Required Action(s): SM-SLIGHT MODIFICATIONS  
Project Descriptions(s): TO ALLOW A HABITABLE ROOM AT THE GARAGE LEVEL (BASEMENT) WITHOUT AN INCREASE IN SIDEYARD FROM 5 FT. TO 6 FT.  
Case Number: TT-71891-CN  
Required Action(s): CN-NEW CONDOMINIUMS  
Project Descriptions(s):  
Case Number: ENV-2005-8253-ND  
Required Action(s): ND-NEGATIVE DECLARATION  
Project Descriptions(s): AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.  
Case Number: ENV-2005-8253-MND  
Required Action(s): MND-MITIGATED NEGATIVE DECLARATION  
Project Descriptions(s): Data Not Available

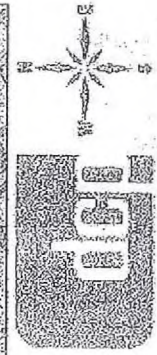
DATA NOT AVAILABLE



07/02/2013

Generalized Zoning

ZIMAS INTRANET



Zoning: R3-1  
General Plan: Medium Residential


Tract: PACIFIC FARMS  
Block: BLK 8  
Lot: PT 2  
Arb: 3

Address: 11764 W IDAHO AVE  
APN: 4262013008  
PIN #: 126B149 575



# LEGEND

## GENERALIZED ZONING

-  OS
-  A, RA
-  RE, RS, R1, RU, RZ, RW1
-  R2, RD, RMP, RW2, R3, R4, R5
-  CR, C1, C1.5, C2, C4, C5, CW, ADP, LASED, CEC, USC
-  CM, MR, WC, CCS, M1, M2, M3, SL
-  P, PB
-  PF
-  HILLSIDE










## GENERAL PLAN LAND USE

### LAND USE

#### RESIDENTIAL

-  Minimum Residential
-  Very Low / Very Low I Residential
-  Very Low II Residential
-  Low / Low I Residential
-  Low II Residential
-  Low Medium / Low Medium I Residential
-  Low Medium II Residential
-  Medium Residential
-  High Medium Residential
-  High Density Residential
-  Very High Medium Residential

#### COMMERCIAL

-  Limited Commercial
-  Limited Commercial - Mixed Medium Residential
-  Highway Oriented Commercial
-  Highway Oriented and Limited Commercial
-  Highway Oriented Commercial - Mixed Medium Residential
-  Neighborhood Office Commercial
-  Community Commercial
-  Community Commercial - Mixed High Residential
-  Regional Center Commercial

### FRAMEWORK


#### COMMERCIAL

-  Neighborhood Commercial
-  General Commercial
-  Community Commercial
-  Regional Mixed Commercial






#### INDUSTRIAL

-  Commercial Manufacturing
-  Limited Manufacturing
-  Light Manufacturing
-  Heavy Manufacturing



#### PARKING

-  Parking Buffer

#### PORT OF LOS ANGELES

-  General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
-  General / Bulk Cargo - Hazard
-  Commercial Fishing
-  Recreation and Commercial
-  Intermodal Container Transfer Facility Site



#### LOS ANGELES INTERNATIONAL AIRPORT

-  Airport Landside
-  Airport Airside
-  Airport Northside

#### OPEN SPACE / PUBLIC FACILITIES

-  Open Space
-  Public / Open Space
-  Public / Quasi-Public Open Space
-  Other Public Open Space
-  Public Facilities

#### INDUSTRIAL

-  Limited Industrial
-  Light Industrial

## CIRCULATION

### STREET

	Arterial Mountain Road		Major Scenic Highway
	Collector Scenic Street		Major Scenic Highway (Modified)
	Collector Street		Major Scenic Highway II
	Collector Street (Hillside)		Mountain Collector Street
	Collector Street (Modified)		Park Road
	Collector Street (Proposed)		Parkway
	Country Road		Principal Major Highway
	Divided Major Highway II		Private Street
	Divided Secondary Scenic Highway		Scenic Divided Major Highway II
	Local Scenic Road		Scenic Park
	Local Street		Scenic Parkway
	Major Highway (Modified)		Secondary Highway
	Major Highway I		Secondary Highway (Modified)
	Major Highway II		Secondary Scenic Highway
	Major Highway II (Modified)		Special Collector Street
			Super Major Highway

### FREEWAYS


	Freeway
	Interchange
	On-Ramp / Off-Ramp
	Railroad
	Scenic Freeway Highway


### MISC. LINES


	Airport Boundary		MSA Desirable Open Space
	Bus Line		Major Scenic Controls
	Coastal Zone Boundary		Multi-Purpose Trail
	Coastline Boundary		Natural Resource Reserve
	Collector Scenic Street (Proposed)		Park Road
	Commercial Areas		Park Road (Proposed)
	Commercial Center		Quasi-Public
	Community Redevelopment Project Area		Rapid Transit Line
	Country Road		Residential Planned Development
	DWP Power Lines		Scenic Highway (Obsolete)
	Desirable Open Space		Secondary Scenic Controls
	Detached Single Family House		Secondary Scenic Highway (Proposed)
	Endangered Ridgeline		Site Boundary
	Equestrian and/or Hiking Trail		Southern California Edison Power
	Hiking Trail		Special Study Area
	Historical Preservation		Specific Plan Area
	Horsekeeping Area		Stagecoach Line
	Local Street		Wildlife Corridor





## POINTS OF INTEREST


 Alternative Youth Hostel (Proposed)


 Animal Shelter


 Area Library

 Area Library (Proposed)


 Bridge


 Campground


 Campground (Proposed)


 Cemetery


**HW** Church


 City Hall


 Community Center


 Community Library


 Community Library (Proposed Expansion)


 Community Library (Proposed)


 Community Park


 Community Park (Proposed Expansion)


 Community Park (Proposed)


 Community Transit Center

 Convalescent Hospital

 Correctional Facility


 Cultural / Historic Site (Proposed)


 Cultural / Historical Site


 Cultural Arts Center


**DMV** DMV Office


**DWP** DWP


 DWP Pumping Station


 Equestrian Center


 Fire Department Headquarters


 Fire Station


 Fire Station (Proposed Expansion)


 Fire Station (Proposed)


 Fire Supply & Maintenance


 Fire Training Site


 Fireboat Station


 Health Center / Medical Facility


 Helistop


 Historic Monument


 Historical / Cultural Monument

 Horsekeeping Area


 Horsekeeping Area (Proposed)


 Horticultural Center


 Hospital


 Hospital (Proposed)


**HW** House of Worship


 Important Ecological Area


 Important Ecological Area (Proposed)

 Interpretive Center (Proposed)


 Junior College


 MTA / Metrolink Station


 MTA Station


 MTA Stop


**MWD** MWD Headquarters


 Maintenance Yard


 Municipal Office Building


 Municipal Parking lot


 Neighborhood Park


 Neighborhood Park (Proposed Expansion)


 Neighborhood Park (Proposed)


 Oil Collection Center


 Parking Enforcement

 Police Headquarters


 Police Station


 Police Station (Proposed Expansion)


 Police Station (Proposed)


 Police Training site

**PO** Post Office

 Power Distribution Station


 Power Distribution Station (Proposed)


 Power Receiving Station

 Power Receiving Station (Proposed)

**C** Private College


**E** Private Elementary School

 Private Golf Course

 Private Golf Course (Proposed)


**JH** Private Junior High School


**PS** Private Pre-School


 Private Recreation & Cultural Facility


**SH** Private Senior High School


**SF** Private Special School


 Public Elementary (Proposed Expansion)


 Public Elementary School

 Public Elementary School (Proposed)


 Public Golf Course

 Public Golf Course (Proposed)

 Public Housing


 Public Housing (Proposed Expansion)


**JH** Public Junior High School


 Public Junior High School (Proposed)


**MS** Public Middle School


**SH** Public Senior High School


 Public Senior High School (Proposed)


 Pumping Station


 Pumping Station (Proposed)


 Refuse Collection Center

 Regional Library


 Regional Library (Proposed Expansion)


 Regional Library (Proposed)

 Regional Park


 Regional Park (Proposed)


**RPD** Residential Plan Development


 Scenic View Site


 Scenic View Site (Proposed)


**ADM** School District Headquarters

 School Unspecified Loc/Type (Proposed)


 Skill Center


 Social Services


 Special Feature


 Special Recreation (a)

**SF** Special School Facility

 Special School Facility (Proposed)


 Steam Plant

 Surface Mining


 Trail & Assembly Area

 Trail & Assembly Area (Proposed)



**UTL** Utility Yard

 Water Tank Reservoir

 Wildlife Migration Corridor





























 Wildlife Preserve Gate

## SCHOOLS/PARKS WITH 500 FT. BUFFER

-  Existing School/Park Site
-  Planned School/Park Site
- Inside 500 Ft. Buffer

- |  |  |
|--|--|
|  Aquatic Facilities   |  Opportunity School               |
|  Beaches              |  Other Facilities                 |
|  Charter School       |  Park / Recreation Centers        |
|  Child Care Centers   |  Parks                            |
|  Elementary School    |  Performing / Visual Arts Centers |
|  Golf Course          |  Recreation Centers               |
|  High School          |  Span School                      |
|  Historic Sites       |  Special Education School         |
|  Horticulture/Gardens |  Senior Citizen Centers           |
|  Middle School       |  Skate Parks                     |

## OTHER SYMBOLS

- |  |   |  |
|--|---|--|
|  Lot Line           |  Airport Hazard Zone   |  Flood Zone                          |
|  Tract Line         |  Census Tract          |  Hazardous Waste                     |
|  Lot Cut            |  Coastal Zone          |  High Wind Zone                      |
|  Easement           |  Council District      |  Hillside Grading                    |
|  Zone Boundary      |  LADBS District Office |  Historic Preservation Overlay Zone  |
|  Building Line      |  Downtown Parking      |  Specific Plan Area                  |
|  Lot Split          |  Fault Zone            |  Very High Fire Hazard Severity Zone |
|  Community Driveway |  Fire District No. 1   |  Oil Wells                           |
|  Tract Map          |   |  |
|  Parcel Map         |   |  |
|  Lot Ties           |   |  |
|  Building Outlines  |   |  |



07/03/2013

2011 Digital Color-Ortho

ZIMAS INTRANET



Address: 11764 W IDAHO AVE  
APN: 4262013008  
PIN #: 126B149 575

Tract: PACIFIC FARMS  
Block: BLK 8  
Lot: PT 2  
Arb: 3

Zoning: R3-1  
General Plan: Medium Residential

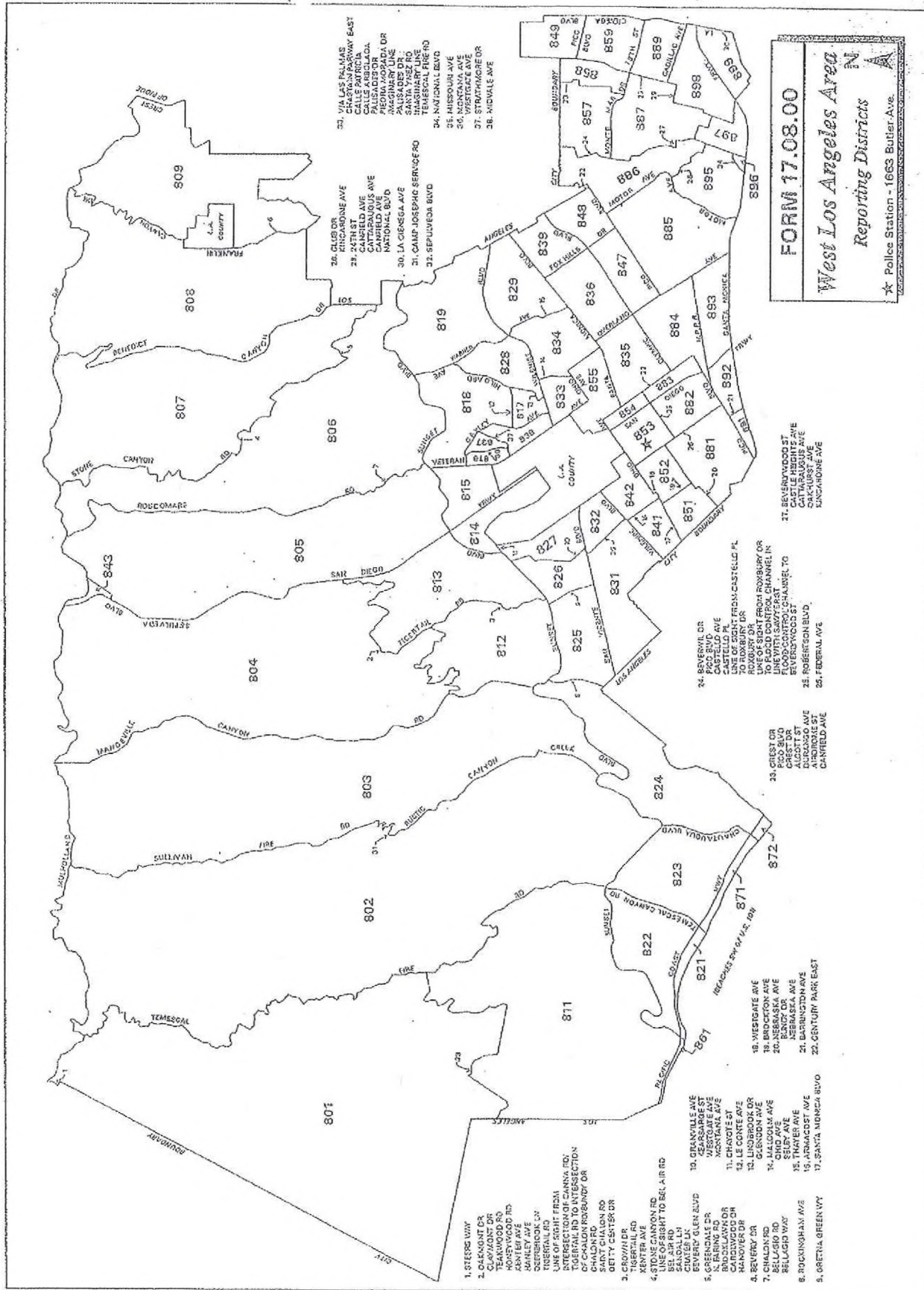




Exhibit 9  
Four-story Structures







# CODE ANALYSIS

## PROJECT SUMMARY

ZONE	R3-1
LOT AREA	6,909 SF
HIGHWAY DEDICATION	330 SF
NET LOT AREA	6,579 SF
ALLOW DENSITY ( 6,579/800 )	8 UNITS

## PROPOSED DEVELOPMENT

1 - 2 BR / 2 BA	951 SF
3 - 3 BR / 3 BA @ 1,477 SF	4,431 SF
1 - 3 BR / 3 BA	1,394 SF
3 - 3 BR / 3 BA @ 1,461 SF	4,383 SF
8 UNITS TOTAL	11,159 SF
PARKING REQUIRED (8 X 2.5)	20 SPACES
PARKING PROVIDED	16 RESID. SPACES ( 7 STD/8 COMP/1 HC )
	4 GUEST SPACES ( 3 COMP/1 HC )
	20 SPACES TOTAL

## GARAGE AREA

BASEMENT GARAGE	6,036 SF
GARAGE @ 1ST FLOOR	571 SF
TOTAL	6,607 SF

## OPEN SPACE REQUIRED

1 UNIT W/ 3 HABITABLE ROOMS @125 SF	125 SF
7 UNITS W/ 4 HABITABLE ROOMS @175 SF	1,225 SF
TOTAL	1,350 SF

## OPEN SPACE PROVIDED

PRIVATE OPEN SPACE(55x4) + (57x3) + 200	591 SF
REAR YARD	815 SF
TOTAL	1,406 SF

ALLOW FLOOR AREA ( 4,111 X 3 )	12,333 SF
--------------------------------	-----------

## FLOOR AREA PROVIDED

ZONING AREA	11,297 SF
BUILDING AREA	11,607 SF
SCHOOL FEE AREA	11,828 SF

\* SEE SHT. A2 FOR ADD. DETAIL

BUILDING TYPE - PLANNING	4 STORY OVER BSMT
- BUILDING	4 STORY OVER BSMT

CONSTRUCTION TYPE	V-A1-A
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OCCUPANCY TYPES	R-2/S-2
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BUILDING HEIGHT ( PER TRACT MAP )	40'-0"
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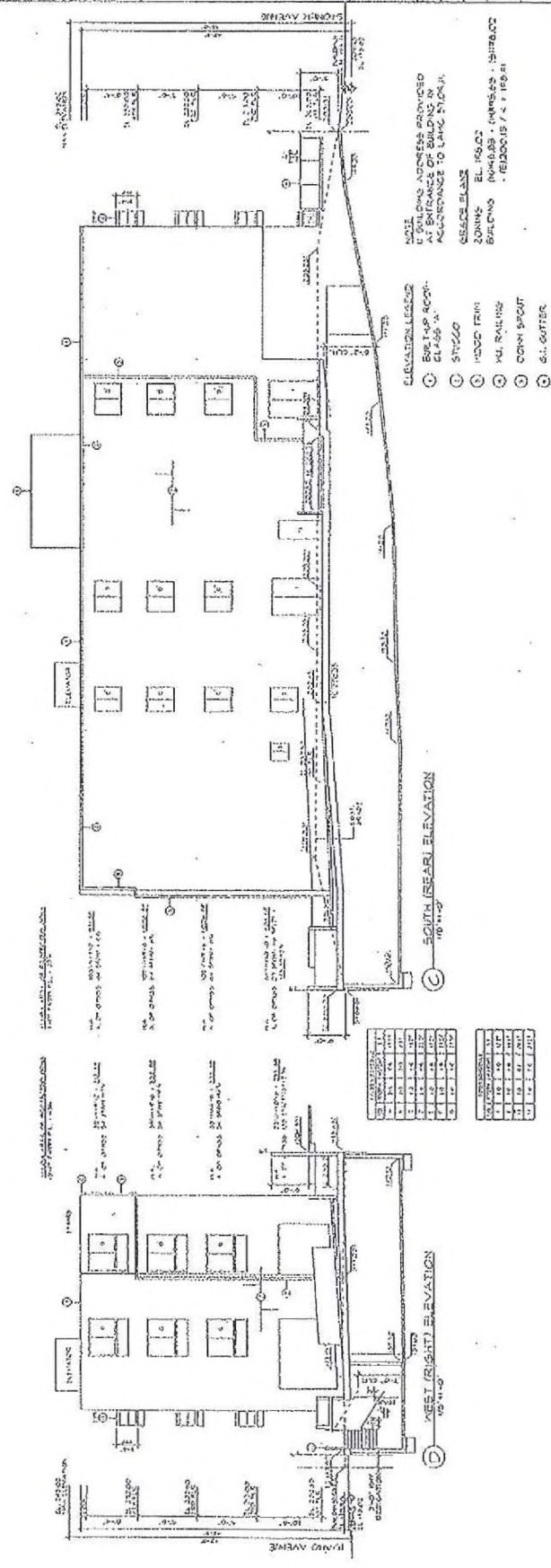
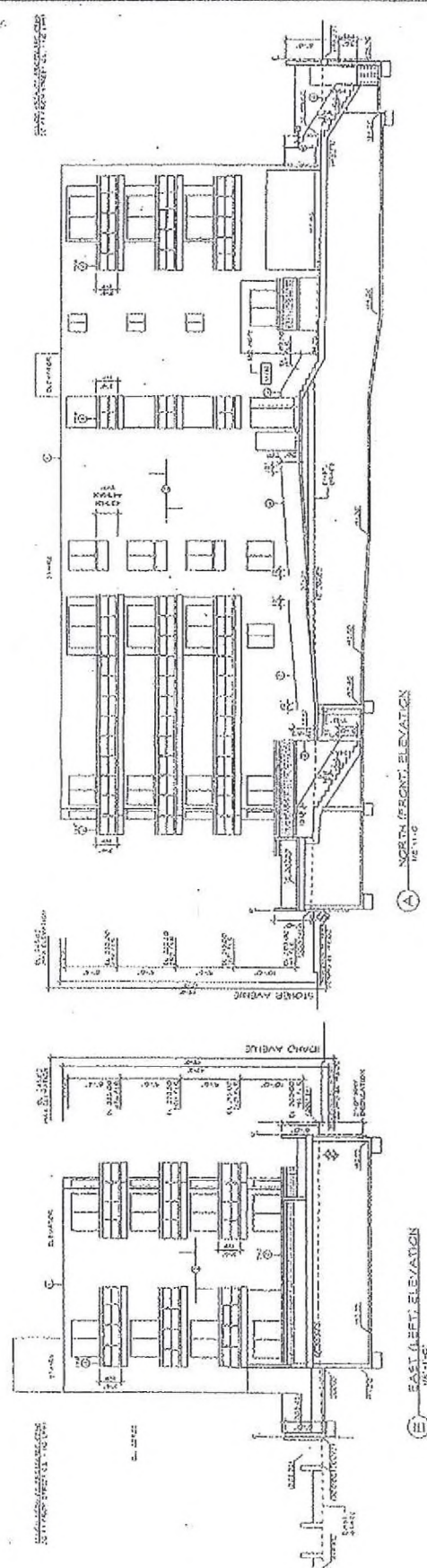
## ALLOW AREA

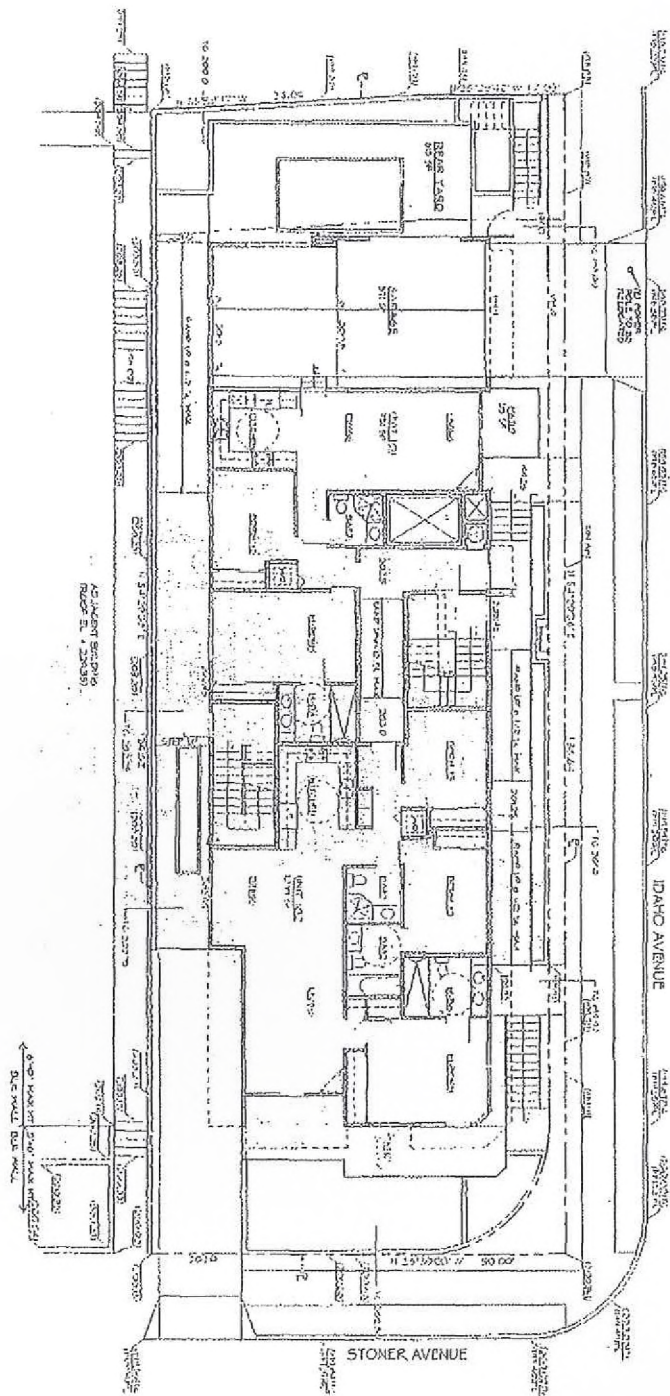
BASIC	R2 BASIC 12,000X2 STORY = 24,000SF
	WITH FIRE SPRINKLERS = (24,000 X 2) = 48,000 SF

PROVIDE 1-HR SEPARATION BETWEEN R2/S2

BUILDING EQUIPPED W/ AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING W/ NFPA-13.

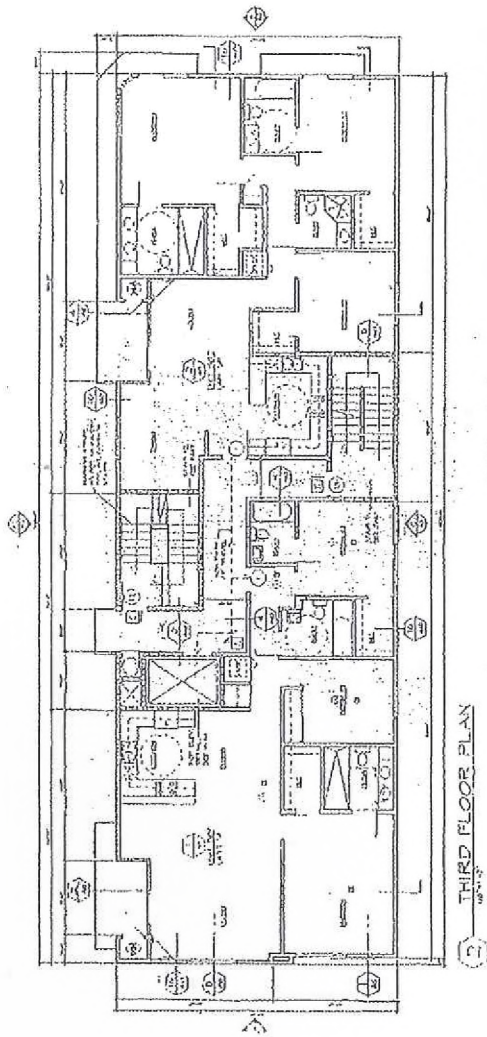




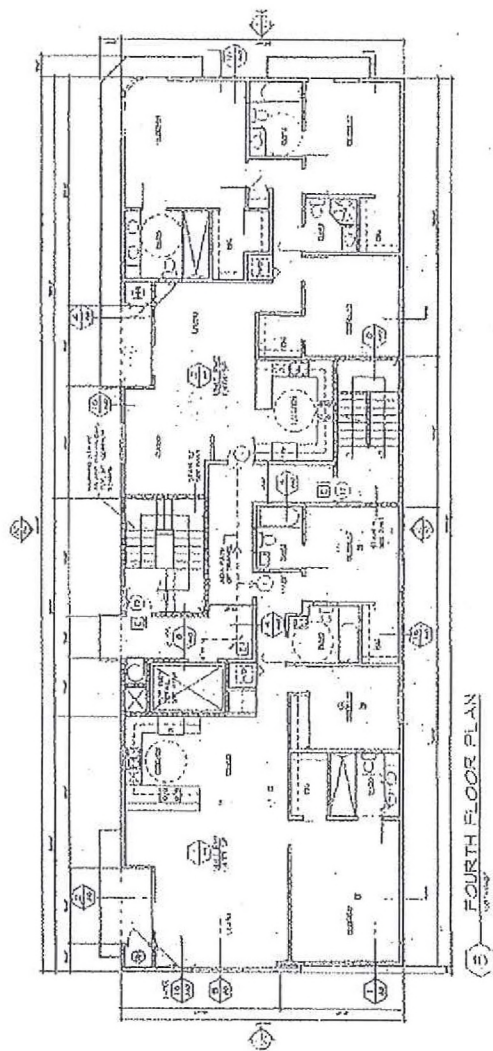














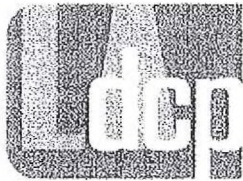












City of Los Angeles  
Department of City Planning

8/8/2013

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

11764 W IDAHO AVE

ZIP CODES

90025

RECENT ACTIVITY

ENV-2012-1483-EAF

DIR-2012-3192-DD

CASE NUMBERS

CPC-2005-8252-CA

ZA-1999-2336-SM

TT-71891-CN

ENV-2005-8253-ND

ENV-2005-8253-MND

Address/Legal Information

PIN Number	126B149 575
Lot/Parcel Area (Calculated)	6,909.6 (sq ft)
Thomas Brothers Grid	PAGE 631 - GRID J5
	PAGE 631 - GRID J6
Assessor Parcel No. (APN)	4262013008
Tract	PACIFIC FARMS
Map Reference	M B 1-43/44
Block	BLK 8
Lot	PT 2
Arb (Lot Cut Reference)	3
Map Sheet	126B149

Jurisdictional Information

Community Plan Area	West Los Angeles
Area Planning Commission	West Los Angeles
Neighborhood Council	West Los Angeles
Council District	CD 11 - Mike Bonin
Census Tract #	2675.01
LADBS District Office	West Los Angeles

Planning and Zoning Information

Special Notes	None
Zoning	R3-1
Zoning Information (ZI)	None
General Plan Land Use	Medium Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	No
Specific Plan Area	West Los Angeles Transportation Improvement and Mitigation
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	None
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](http://zimas.lacity.org)  
(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

500 Ft Park Zone	No
<b>Assessor Information</b>	
Assessor Parcel No. (APN)	4262013008
APN Area (Co. Public Works)*	0.157 (ac)
Use Code	0200 - 2 units (4 stories or less)
Assessed Land Val.	\$846,600
Assessed Improvement Val.	\$142,800
Last Owner Change	07/18/12
Last Sale Amount	\$9
Tax Rate Area	67
Deed Ref No. (City Clerk)	7-901
	3-650
	2514824
	1037613

<b>Building 1</b>	
Year Built	1911
Building Class	D45A
Number of Units	2
Number of Bedrooms	2
Number of Bathrooms	1
Building Square Footage	1,180.0 (sq ft)

<b>Building 2</b>	
Year Built	1930
Building Class	D45B
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	1
Building Square Footage	816.0 (sq ft)

Building 3 No data for building 3

Building 4 No data for building 4

Building 5 No data for building 5

<b>Additional Information</b>	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None

<b>Seismic Hazards</b>	
<b>Active Fault Near-Source Zone</b>	
Nearest Fault (Distance in km)	0.236101088588187
Nearest Fault (Name)	Santa Monica Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	13

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 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.



Rupture Top	0
Rupture Bottom	13
Dip Angle (degrees)	-75
Maximum Magnitude	6.6
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Tsunami Inundation Zone	No

#### Economic Development Areas

Business Improvement District	None
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
State Enterprise Zone Adjacency	No
Targeted Neighborhood Initiative	None

#### Public Safety

##### Police Information

Bureau	West
Division / Station	West Los Angeles
Reporting District	852

##### Fire Information

Division	3
Battalion	9
District / Fire Station	59
Red Flag Restricted Parking	No

## CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2005-8252-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	ZA-1999-2336-SM
Required Action(s):	SM-SLIGHT MODIFICATIONS
Project Descriptions(s):	TO ALLOW A HABITABLE ROOM AT THE GARAGE LEVEL (BASEMENT) WITHOUT AN INCREASE IN SIDEYARD FROM 5 FT. TO 6 FT.
Case Number:	TT-71891-CN
Required Action(s):	CN-NEW CONDOMINIUMS
Project Descriptions(s):	
Case Number:	ENV-2005-8253-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	ENV-2005-8253-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	Data Not Available

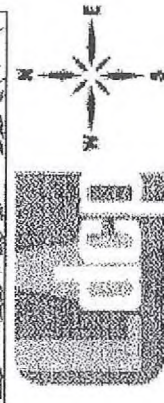
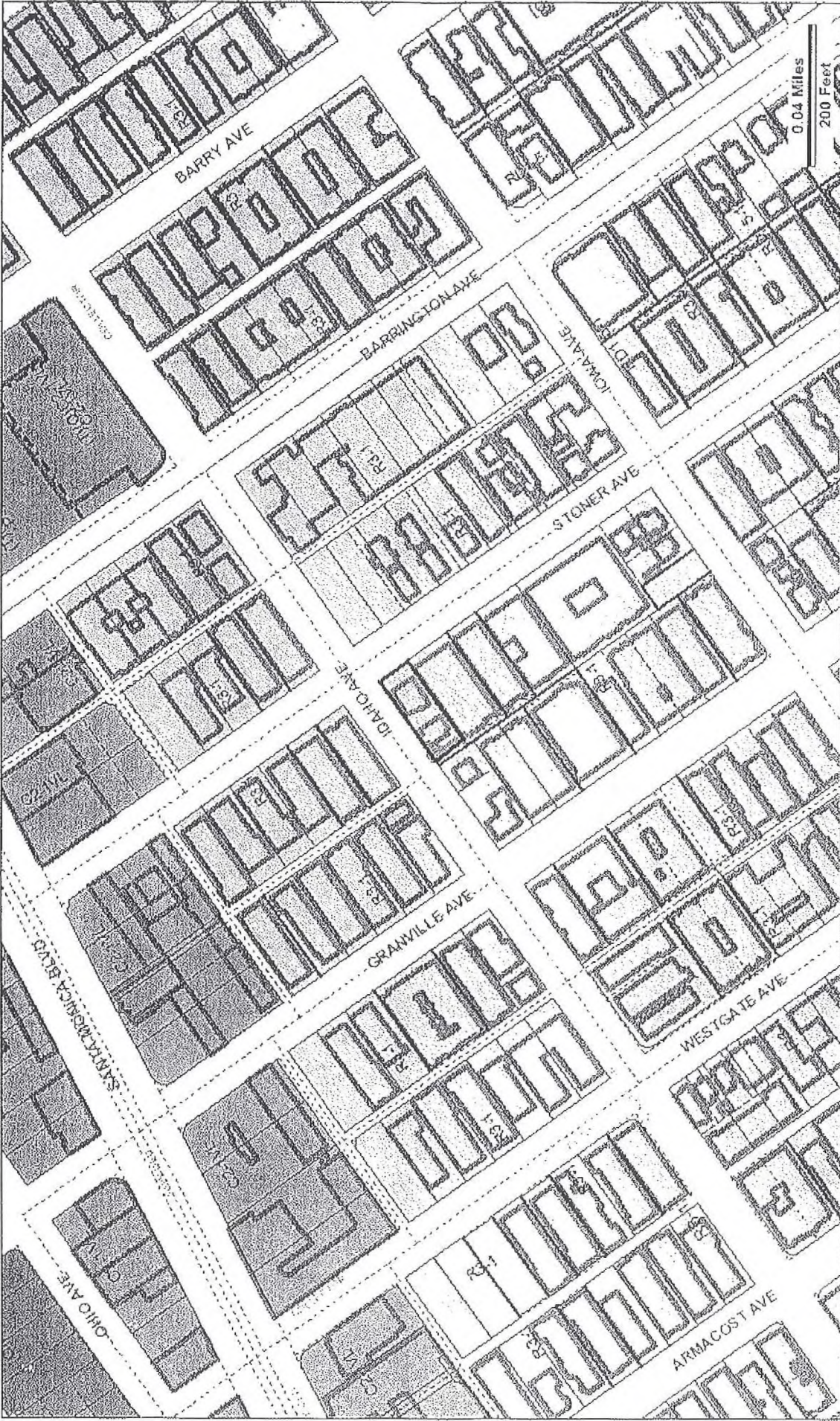
DATA NOT AVAILABLE



08/08/2013

Generalized Zoning

ZIMAS PUBLIC



Zoning: R3-1  
General Plan: Medium Residential

Tract: PACIFIC FARMS  
Block: BLK 8  
Lot: PT 2  
Arb: 3

Address: 11764 W IDAHO AVE  
APN: 4262013008  
PIN #: 126B149 575



# LEGEND

## GENERALIZED ZONING

-  OS
-  A, RA
-  RE, RS, R1, RU, RZ, RW1
-  R2, RD, RMP, RW2, R3, R4, R5
-  CR, C1, C1.5, C2, C4, C5, CW, ADP, LASED, CEC, USC
-  CM, MR, WC, CCS, M1, M2, M3, SL
-  P, PB
-  PF
-  HILLSIDE



## GENERAL PLAN LAND USE

### LAND USE

#### RESIDENTIAL

-  Minimum Residential
-  Very Low / Very Low I Residential
-  Very Low II Residential
-  Low / Low I Residential
-  Low II Residential
-  Low Medium / Low Medium I Residential
-  Low Medium II Residential
-  Medium Residential
-  High Medium Residential
-  High Density Residential
-  Very High Medium Residential

#### COMMERCIAL





-  Limited Commercial
-  Limited Commercial - Mixed Medium Residential
-  Highway Oriented Commercial
-  Highway Oriented and Limited Commercial
-  Highway Oriented Commercial - Mixed Medium Residential
-  Neighborhood Office Commercial
-  Community Commercial
-  Community Commercial - Mixed High Residential
-  Regional Center Commercial

### FRAMEWORK


#### COMMERCIAL

-  Neighborhood Commercial
-  General Commercial
-  Community Commercial
-  Regional Mixed Commercial






#### INDUSTRIAL

-  Commercial Manufacturing
-  Limited Manufacturing
-  Light Manufacturing
-  Heavy Manufacturing

#### PARKING

-  Parking Buffer

#### PORT OF LOS ANGELES

-  General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
-  General / Bulk Cargo - Hazard
-  Commercial Fishing
-  Recreation and Commercial
-  Intermodal Container Transfer Facility Site



#### LOS ANGELES INTERNATIONAL AIRPORT

-  Airport Landside
-  Airport Airside
-  Airport Northside

#### OPEN SPACE / PUBLIC FACILITIES

-  Open Space
-  Public / Open Space
-  Public / Quasi-Public Open Space
-  Other Public Open Space
-  Public Facilities

#### INDUSTRIAL

-  Limited Industrial
-  Light Industrial



# CIRCULATION

## STREET

	Arterial Mountain Road
	Collector Scenic Street
	Collector Street
	Collector Street (Hillside)
	Collector Street (Modified)
	Collector Street (Proposed)
	Country Road
	Divided Major Highway II
	Divided Secondary Scenic Highway
	Local Scenic Road
	Local Street
	Major Highway (Modified)
	Major Highway I
	Major Highway II
	Major Highway II (Modified)

	Major Scenic Highway
	Major Scenic Highway (Modified)
	Major Scenic Highway II
	Mountain Collector Street
	Park Road
	Parkway
	Principal Major Highway
	Private Street
	Scenic Divided Major Highway II
	Scenic Park
	Scenic Parkway
	Secondary Highway
	Secondary Highway (Modified)
	Secondary Scenic Highway
	Special Collector Street
	Super Major Highway

## FREEWAYS

	Freeway
	Interchange
	On-Ramp / Off-Ramp
	Railroad
	Scenic Freeway Highway

## MISC. LINES

	Airport Boundary
	Bus Line
	Coastal Zone Boundary
	Coastline Boundary
	Collector Scenic Street (Proposed)
	Commercial Areas
	Commercial Center
	Community Redevelopment Project Area
	Country Road
	DWP Power Lines
	Desirable Open Space
	Detached Single Family House
	Endangered Ridgeline
	Equestrian and/or Hiking Trail
	Hiking Trail
	Historical Preservation
	Horsekeeping Area
	Local Street



	MSA Desirable Open Space
	Major Scenic Controls
	Multi-Purpose Trail
	Natural Resource Reserve
	Park Road
	Park Road (Proposed)
	Quasi-Public
	Rapid Transit Line
	Residential Planned Development
	Scenic Highway (Obsolete)
	Secondary Scenic Controls
	Secondary Scenic Highway (Proposed)
	Site Boundary
	Southern California Edison Power
	Special Study Area
	Specific Plan Area
	Stagecoach Line
	Wildlife Corridor


## POINTS OF INTEREST

 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	HW House of Worship	 Public Golf Course (Proposed)
 Bridge	 Important Ecological Area	 Public Housing
 Campground	 Important Ecological Area (Proposed)	 Public Housing (Proposed Expansion)
 Campground (Proposed)	 Interpretive Center (Proposed)	 Public Junior High School
 Cemetery	 Junior College	 Public Junior High School (Proposed)
HW Church	 MTA / Metrolink Station	 Public Middle School
 City Hall	 MTA Station	 Public Senior High School
 Community Center	 MTA Stop	 Public Senior High School (Proposed)
 Community Library	MWD MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	 Municipal Parking lot	 Regional Library
 Community Park (Proposed Expansion)	 Neighborhood Park	 Regional Library (Proposed Expansion)
 Community Park (Proposed)	 Neighborhood Park (Proposed Expansion)	 Regional Library (Proposed)
 Community Transit Center	 Neighborhood Park (Proposed)	 Regional Park
 Convalescent Hospital	 Oil Collection Center	 Regional Park (Proposed)
 Correctional Facility	 Parking Enforcement	RPD Residential Plan Development
 Cultural / Historic Site (Proposed)	 Police Headquarters	 Scenic View Site
 Cultural / Historical Site	 Police Station	 Scenic View Site (Proposed)
 Cultural Arts Center	 Police Station (Proposed Expansion)	 School District Headquarters
DMV DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
DWP DWP	 Police Training site	 Skill Center
 DWP Pumping Station	PO Post Office	 Social Services
 Equestrian Center	 Power Distribution Station	 Special Feature
 Fire Department Headquarters	 Power Distribution Station (Proposed)	 Special Recreation (a)
 Fire Station	 Power Receiving Station	 Special School Facility
 Fire Station (Proposed Expansion)	 Power Receiving Station (Proposed)	 Special School Facility (Proposed)
 Fire Station (Proposed)	C Private College	 Steam Plant
 Fire Supply & Maintenance	E Private Elementary School	 Surface Mining
 Fire Training Site	 Private Golf Course	 Trail & Assembly Area
 Fireboat Station	 Private Golf Course (Proposed)	 Trail & Assembly Area (Proposed)
 Health Center / Medical Facility	JH Private Junior High School	UTL Utility Yard
 Helistop	PS Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	SH Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	SF Private Special School	
 Horsekeeping Area (Proposed)	 Public Elementary (Proposed Expansion)	































## SCHOOLS/PARKS WITH 500 FT. BUFFER

-  Existing School/Park Site
-  Planned School/Park Site
- Inside 500 Ft. Buffer

- |   |  |
|---|--|
|  Aquatic Facilities     |  Opportunity School               |
|  Beaches                |  Other Facilities                 |
|  Charter School         |  Park / Recreation Centers        |
|  Child Care Centers     |  Parks                            |
|  Elementary School      |  Performing / Visual Arts Centers |
|  Golf Course            |  Recreation Centers               |
|  High School            |  Span School                      |
|  Historic Sites        |  Special Education School        |
|  Horticulture/Gardens |  Senior Citizen Centers         |
|  Middle School        |  Skate Parks                    |

## OTHER SYMBOLS

- |   |   |   |
|---|---|---|
|  Lot Line           |  Airport Hazard Zone   |  Flood Zone                          |
|  Tract Line         |  Census Tract          |  Hazardous Waste                     |
|  Lot Cut            |  Coastal Zone          |  High Wind Zone                      |
|  Easement           |  Council District      |  Hillside Grading                    |
|  Zone Boundary      |  LADBS District Office |  Historic Preservation Overlay Zone  |
|  Building Line      |  Downtown Parking      |  Specific Plan Area                  |
|  Lot Split          |  Fault Zone            |  Very High Fire Hazard Severity Zone |
|  Community Driveway |  Fire District No. 1   |  Oil Wells                           |
|  Tract Map          |   |   |
|  Parcel Map         |   |   |
|  Lot Ties           |   |   |
|  Building Outlines  |   |   |





Article 2

### SPC 12.21.1. HEIGHT OF BUILDING OR STRUCTURES.

No building or structure shall be erected or enlarged which exceeds the total floor area, the number of stories or the height limits hereinafter specified for the district in which the building or structure is located. Provided, however, that with respect to height, buildings and structures located within the boundaries of the Century City North and Century City South Specific Plans shall comply solely with the requirements of the respective specific plan and the requirements of Section 12.21.2 of this Code; that buildings and structures located within Community Redevelopment Plan Areas shall comply with the requirements of Section 12.21.3 of this Code; that buildings and structures located within Enterprise Zones shall comply with the requirements of Section 12.21.4 of this Code; and that buildings and structures located within Centers Study Areas designated on Maps Numbered 1 through 29 referred to in Section 12.21.5 of this Code, shall comply with the requirements of Section 12.21.5 of this Code. Such designations are consistent with the purposes, intent and provisions of the General Plan. (Amended by Ord. No. 161,684, Eff. 11/3/86.)

In the A1, A2, RZ, RMP, and RW2 Zones, and in those portions of the RD and R3 Zones, which are also in Height District No. 1, no Building or Structure shall exceed 45 feet in height. In the RA, RE, RS, R1 and R2 Zones in Height District No. 1, located in a Coastal Zone, no Building or Structure shall exceed 45 feet in height. In the RU and RW1 Zones, no Building or Structure shall exceed 30 feet in height. In the RA, RE, RS, and R1 Zones in Height District No. 1, located in a Hillside Area, as defined in Section 12.03 of this Code, no Building or Structure shall exceed the height limits established in Paragraph (d) of Subdivision 10. of Subsection C. of Section 12.21 of this Code. (Amended by Ord. No. 181,624, Eff. 5/9/11.)

Notwithstanding the preceding paragraph, the following height regulations shall apply on a Lot that is not located in a Hillside Area or Coastal Zone: In the R2 Zone, no Building or Structure shall exceed 33 feet in height. In the R1, RS, or RE9 Zones, no Building or Structure shall exceed 33 feet in height; except that when the roof of the uppermost story of a Building or Structure or portion of the Building or Structure has a Slope of less than 25 percent, the maximum height shall be 28 feet. In the RE11, RE15, RE20, RE 40 or RA Zones, no Building or Structure shall exceed 36 feet in height; except that when the roof of the uppermost story of a Building or Structure or portion of a Building or Structure has a Slope of less than 25 percent, the maximum height shall be 30 feet. (Amended by Ord. No. 181,624, Eff. 5/9/11.)

Notwithstanding the above, when 40 percent or more of the existing One-Family Dwellings with Frontage on both sides of the block have Building heights exceeding these limits, the maximum height for any Building on that block may be the average height of the Dwellings exceeding these limits. Height limitations in Specific Plans, Historic Preservation Overlay Zones or in subdivision approvals shall take precedence over the requirements of this Section 12.21.1. This section shall apply when there are no height limitations imposed on Lots by a Specific Plan or a Historic Overlay Zone or created by a subdivision approval. (Added by Ord. No. 181,624, Eff. 5/9/11.)

In the CR Zone and those portions of the RD, R3, and RAS3 Zones, which are in Height District Nos. 2, 3 or 4, no building or structure shall exceed six stories nor shall it exceed 75 feet in height. However, a building designed and used entirely for residential purposes or a residential building in the RAS3 Zone that has commercial uses on the ground floor, shall only be limited as to the number of feet in height. (Amended by Ord. No. 174,999, Eff. 1/15/03.)

In the PB Zone, no parking building shall exceed a height of two stories in Height District No. 1; provided, however, that the parking of automobiles shall be permitted on the roof of the parking building if a solid enclosing wall or parapet wall at least three feet six inches in height is provided and maintained around all those portions of the roof which are arranged and used for the parking of automobiles. No parking building in a PB zone shall exceed a height of six stories in Height District No. 2, ten stories in Height District No. 3 or 13 stories in Height District No. 4. Basement floors, located entirely below the natural or finished grade of a lot, whichever is lower, shall not be considered in computing the permitted height of parking buildings in the PB Zone. (Amended by Ord. No. 122,569, Eff. 9/2/62.)

#### A. Limitations.

1. (Amended by Ord. No. 181,624, Eff. 5/9/11.) The total Floor Area contained in all the main Buildings on a Lot in a commercial or industrial zone in Height District No. 1 shall not exceed one-and-one-half times the Buildable Area of the Lot; for a Lot in all other zones, except the RA, RE, RS, and R1 Zones, the total Floor Area contained in all the main Buildings on a Lot in Height District No. 1 shall not exceed three times the Buildable Area of the Lot.

For RA, RE, RS, and R1 Zoned properties not located in a Hillside Area or Coastal Zone, the total Residential Floor Area shall comply with the Floor Area restrictions for each zone. For RA, RE, RS, and



R1 Zoned properties located in a Hillside Area, as defined in Section 12.03 of this Code, the total Residential Floor Area shall comply with the limits established in Paragraph (b) of Subdivision 10. of Subsection C. of Section 12.21 of this Code. For RA, RE, RS, and R1 Zoned properties in a Coastal Zone not located in a Hillside Area, as defined in Section 12.03 of this Code, the total Floor Area contained in all the main buildings on a Lot shall not exceed three times the Buildable Area of the Lot.

Portions of Height District No. 1 may be designated as being in an "L" Limited Height District, and no Building or Structure in Height District No. 1-L shall exceed six Stories, nor shall it exceed 75 feet in height. Portions of Height District No. 1 may be designated as being in a "VL" Very Limited Height District, and no Building or Structure in Height District No. 1-VL shall exceed three Stories, nor shall it exceed 45 feet in height. Notwithstanding that limitation, portions of Height District No. 1-VL that are also in the RAS3 or RAS4 Zones shall not exceed 50 feet in height. Portions of Height District No. 1 may also be designated as being in an "XL" Extra Limited Height District, and no Building or Structure in Height District No. 1-XL shall exceed two Stories, nor shall the highest point of the roof of any Building or Structure located in this District exceed 30 feet in height. In the RA, RE, RS, and R1 Zones, portions of Height District No. 1 may also be designated as being in an "SS" Single Story Limit Height District, and no Building or Structure in Height District No. 1-SS shall exceed one Story, nor shall the highest point of the roof of any Building or Structure located in this District exceed 18 feet in height. For the purposes of Height District No. 1-SS, a Basement does not count as a Story when the Elevation of the upper surface of the floor or roof above the Basement does not exceed two feet in height at any point above the finished or natural Grade, whichever is lower.

**EXCEPTION:** A Building in Height District Nos. 1-XL, 1-VL, designed and used entirely for residential purposes, or a Building in the RAS3 or RAS4 Zones shall be limited as to the number of feet in height, but not as to the number of Stories.







**CARGILL PLANNING  
& PRE-DEVELOPMENT SERVICES**

July 17, 2013

West Los Angeles Area Planning Commission  
Los Angeles City Hall, Room 272  
200 N. Spring Street  
Los Angeles CA 90012

Subject: Response to Tentative Tract and Director's Decision Appeal  
Reference: Case Nos. TT-71891-CN-1A and DIR-2012-3192(DD)-1A  
11764 W. Idaho Avenue/1601 S. Stoner Avenue

Honorable Commissioners:

On behalf of the owner/subdivider, we respectfully request that the West Los Angeles Area Planning Commission uphold the actions of the Deputy Advisory Agency and Zoning Administrator, and deny the appeal.

The proposed project is an 8-unit condominium building located in the R3-1 Zone. In order to provide for guest parking, the building requires a subterranean parking garage that extends from property line to property line. The yards are built up on top of the podium. One of the first floor units has an integral garage on the ground level. Attached please find a copy of the proposed architectural plans.

The appellant has appealed both the condominium tentative map and the 10% open space reduction request, but his entire argument is focused on the open space reduction, which involves a request to reduce the common open space provided by 85 square feet.

The tentative tract approval does not address the height or project design, but only concerns the ownership of the units as condominium, instead of as an apartment building. It does specify the number of condominium units and required parking.

**1. Tentative Map**

The State Subdivision Map Act specifies the grounds for denial of tentative maps in Section 66474. In order to deny a tentative map, the City must make one of the following findings:

- (a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
- (b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- (c) That the site is not physically suitable for the type of development.
- (d) That the site is not physically suitable for the proposed density of development.

Subdivision Map Act & Division 3 65

- (e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or

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should reflect that. It is quite common for a Community Plan to specify height and number of stories. This is done in other communities, such as Venice.

The project as proposed is consistent with the West Los Angeles Community Plan and the R3-1 Zone. It would not be appropriate to penalize the applicant with restrictions that deviate from the Zoning Code and Height District 1.

**2. 10% Open Reduction**

This open space reduction is needed because the Bureau of Engineering has required a street dedication along Idaho Avenue, which makes the site narrower and limits the area available to provide common open space. The builder is requesting an 85-square foot reduction of common open space. This reduction is offset by provision of additional private open space. One ground floor unit provides 200 square feet of private open space within their patio, even though 50 square feet is the maximum that would normally be allocated to the open space tabulation. The proposed project will provide 1,406 square feet of total usable open space, in lieu of the required 1,350 square feet.

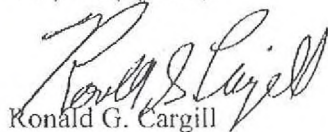
Officer Marco Jimenez, in the LAPD Community Relations Section has reviewed the proposed plans and has approved the project for compliance with the Design Out Crime Guidelines. The proposed building is designed with two units on each level, so a design with direct access to the street would only serve two of the eight units, and does not allow for the necessary entry with elevator access to the upper floors. Each unit has windows, patios and balconies that face the two street frontages. See plan sheets A1 and A2, which have been stamped approved by LAPD.

The open space request has nothing to do with any desire to build larger units. The planters are needed to respond to water quality requirements, which mandate that stormwater runoff is filtered so that it is clean before it drains into the City storm drain system. It is not possible to provide an open yard as one would do for a single-family property, with no subterranean parking. There is no natural ground, only a concrete podium.

The appellant has provided a false choice. The builder does not think he deserves more than others. He is merely following the rules that apply to all, and shouldn't be singled out for special restrictions that are contrary to the R3-1 Zone. If not for the open space request and yard adjustment, this would be a by right development. No other variances have been requested, only the adjustment to approve a substandard lot width. This is needed because the Bureau of Engineering has required a highway dedication that reduces the lot width below the 50-foot minimum.

Thank you for your consideration of this matter.

Very truly yours,

  
Ronald G. Cargill

Enclosures: As noted.