

**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**

**CAMILLA M. ENG**

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**BARBARA ROMERO**

**JAMES WILLIAMS**

COMMISSION EXECUTIVE ASSISTANT II

(213) 978-1300

**CITY OF LOS ANGELES**  
CALIFORNIA



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MAYOR

**EXECUTIVE OFFICES**

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INFORMATION

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

January 9, 2015

WH Winnetka 60, LLC (A)(O)  
21080 Centre Pointe Parkway  
Santa Clarita, CA 91350

Craig M. Whitteker (E)  
2248 Faraday Avenue  
Carlsbad, CA 92008

Donna Tripp (R)  
Craig Lawson & Company, LLC  
8758 Venice Boulevard #200  
Los Angeles, CA 90034

RE: Tentative Tract Map No. 72271-SF-CN  
Related Cases: CPC-2013-2078-GPA-ZC-BL-  
ZV-SPR  
Project Address: 8544-8654 North Winnetka  
Avenue  
Council District: 3  
Zone: (T)(Q)R1-1, (T)(Q)RD4-1XL  
Community Plan: Chatsworth-Porter Ranch  
CEQA No.: ENV-2013-2079-MND

**LETTER OF CORRECTION**

On March 26, 2014, in accordance with provisions of Los Angeles Municipal Code (LAMC) Section 17.03 of the, the Deputy Advisory Agency approved Tentative Tract Map No. 72271-CN composed of one-lot, located at 8544-8654 North Winnetka Avenue for a new maximum 65-unit detached residential condominiums. No appeals were filed on TT-72271-CN.

Related Case No. CPC-2013-2078-GPA-ZC-BL-ZV-SPR was processed concurrently with TT-72271-SF-CN for a zone change and other entitlements and was approved by the City Council on August 20, 2014. Based on the City Planning Commission's recommendation (at their hearing on April 24, 2014) the City Council revised the design and layout of the project and approved a maximum 59 detached condominiums on one-lot (Lot 1) and five fee-simple single-family lots (Lots 2 through 6) as shown on Revised Map stamp-dated September 26, 2014 and contained in the case file.

Pursuant to LAMC Section 17.03-A, on December 18, 2014, the Advisory Agency approved the Revised Map of TT-72271-SF-CN stamp dated September 26, 2014 consistent with the City Council's action on related Case CPC-2013-2078-GPA-ZC-BL-ZV-SPR.

The map lay out consists of the five single family lots oriented along Penfield Avenue, a public street and the 1-lot condominium is oriented along Winnetka Avenue, also a public street. The condominium lot consists of detached condominiums with internal driveways.

Condition No. 9.g and i of the grant currently read as follows:

- g. Private streets and entry gates will be built to City standards to the satisfaction of the City Engineer and the Fire Department.
- i. Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.

These conditions are not applicable as the map does not incorporate any private streets and the applicant is not able to clear these conditions to record the final map. Therefore, the Deputy Advisory Agency hereby deletes Condition Nos. 9.g and 9.i of TT-72271-SF-CN.

All other terms and conditions of Tentative Tract Map No. 72271-SF-CN shall remain as originally granted.

Michael J. Lo Grande  
Advisory Agency



FERNANDO TOVAR  
Deputy Advisory Agency

FT:SH:jjq

cc: Cesar Diaz, CD2

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December 18, 2014

WH Winnetka 60, LLC (A)(O)  
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Santa Clarita, CA 91350

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Zone: (T)(Q)R1-1, (T)(Q)RD4-1XL  
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Related Case No. CPC-2013-2078-GPA-ZC-BL-ZV-SPR was processed concurrently with TT-72271-SF-CN for a zone change and other entitlements and was approved by the City Council on August 20, 2014. Based on the City Planning Commission's recommendation (at their hearing on April 24, 2014) the City Council revised the design and layout of the project and approved a maximum 59 detached condominiums on one-lot (Lot 1) and five fee-simple single-family lots (Lots 2 through 6) as shown on **Revised Map stamp-dated September 26, 2014** and contained in the case file.

Pursuant to LAMC Section 17.03-A, when the final decision maker imposes a condition as part of an action on a related application that differs from a condition of approval on a tentative tract map, then the Advisory Agency shall have the authority to make the tract map conditions consistent with the final decision maker's action.

**Therefore, the Revised Map of TT-72271-SF-CN stamp dated September 26, 2014 is hereby approved and Condition Nos. 18.a and 18.b of TT-72271-SF-CN are hereby modified** consistent with the City Council's action on related Case No. CPC-2013-2078-GPA-ZC-BL-ZV-SPR as follows (strike-out and double underline):

- a. Limit the proposed development to a maximum of ~~65~~ 59 detached condominium units and five (5) single-family dwellings.
- b. Provide a minimum of 2 covered off-street parking spaces ~~per dwelling unit~~ and a minimum 1/2 guest parking space per residential condominium unit.

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


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

In addition, prior to issuance of a building permit, a parking plan showing off-street parking spaces, as required by the Advisory Agency, be submitted for review and approval by the Department of City Planning (200 N. Spring Street, Room 750).

Provide a minimum of 2 covered off-street parking spaces per dwelling unit on each single family lot. Lots with less than 50 feet frontage shall have one guest parking provided on site.

All other Conditions of Approval and Findings for Tentative Tract Map No. 72271-SF-CN shall remain the same.

Michael J. Lo Grande  
Advisory Agency



FERNANDO TOVAR  
Deputy Advisory Agency

FT:SH:jjq

cc: Cesar Diaz, CD2  
Interested Parties –mailing list



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VACANT  
DEPUTY DIRECTOR

FAX: (213) 978-1275

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Decision Date: March 26, 2014

Appeal Period Ends: April 4, 2014

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Santa Clarita, CA 91350

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Donna Tripp (R)  
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8758 Venice Boulevard #200  
Los Angeles, CA 90034

RE: Tentative Tract Map No. 72271-CN  
Related Cases: CPC-2013-2078-GPA-ZC-  
BL-ZV-SPR  
Project Address: 8544-8654 North  
Winnetka Avenue  
Council District: 3  
Existing Zone: RA-1  
Proposed Zone: (T)(Q)RD4-1XL  
Community Plan: Chatsworth-Porter Ranch  
CEQA No.: ENV-2013-2079-MND

In accordance with provisions of Los Angeles Municipal Code (LAMC) Section 17.03 of the, the Advisory Agency approved Tentative Tract Map No. 72271-CN composed of one-lot, located at 8544-8654 North Winnetka Avenue for a new maximum **65-unit detached residential condominiums** as conditioned herewith from the map stamp-dated February 3, 2014 in the Chatsworth-Porter Ranch Community Plan. This unit density is based on the proposed **RD4 Zone** and contingent upon the approved of Case No. CPC-2013-2078-GPA-ZC-BL-ZV-SPR for the density. (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 30-foot and variable width strip of land be dedicated along Penfield Avenue adjoining the tract to complete a 30-foot wide half right-of-way including partial elbow section at the intersection with Bryant Street
2. That a 2-foot wide strip of land be dedicated along Winnetka Avenue adjoining the tract to complete a 52-foot wide right-of-way in accordance with Major Highway Standards.
3. That Board of Public Works approval be obtained, prior to the recordation of the final map, for the removal of any tree in the existing or proposed right-of-way area. The Bureau of Street Services, Urban Forestry Division, is the lead agency for obtaining Board of Public Works approval for removal of such trees.
4. That any fee deficit under Work Order No. EXT00514 expediting this project be paid.
5. That if necessary for street address purposes, all the private driveways within the subdivision be named on the final map.

Note: Any questions regarding this report should be directed to Mr. Georgic Avanesian of the Land Development Section, located at 201 North Figueroa Street, Suite 200, or by calling (213) 202-3484.

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

6. 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 March 3, 2014 Log No. 82414-01 and attached to the case file for Tract No. 72271.

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

7. 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 prior to obtaining the Zoning clearance.

- b. Provide a copy of CPC Case No. CPC-2013-2078-GPA-ZC-BL-ZV-SPR. Show compliance with all the conditions/requirements of the CPC case as applicable.
- c. Provide a copy of affidavit AFF-53396-CC. Show compliance with all the conditions/requirements of the above affidavit as applicable.
- d. The submitted Map does not comply with the required 25-foot front yard setback as required per the Building Line along Winnetka Avenue. Revise the Map to show compliance with the above requirement or provide copy of the ordinance for the building line removal under Case No. CPC-2013-2078-GPA-ZC-BL-ZV-SPR.
- e. Provide copy of zone change ordinance. Zone change must be finalized prior to obtaining Zoning clearance. Comply with all zone change conditions.
- f. Comply with allowed density based on new zone.
- g. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication as required per the approved zone.

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.

Comply with building separation between structures per the Zoning Code at the time of Plan Check or obtain approval from the Department of City Planning.

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**

8. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
  - a. A minimum 40-foot reservoir space shall be provided between the visitor call box and the property line or to the satisfaction of the Department of Transportation.
  - b. A parking area and driveway plan shall be submitted to the Citywide Planning Coordination Section of Department of Transportation for approval

prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Boulevard, Room 320, Van Nuys CA 91401.

- c. That a fee in the amount of \$197 be paid to DOT as required per Ordinance No. 180,542 and the LAMC Section 19.15 prior to recordation of the final map. Note: The applicant may be required to comply with any other applicable fees per this new ordinance.

Note: Please contact this section at (818) 374-4697 for any DOT questions.

#### **FIRE DEPARTMENT**

9. 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 (MM):
  - a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.
  - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
  - c. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
  - d. Private roadways for general access use shall have a minimum width of 20 feet.
  - e. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
  - f. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
  - g. Private streets and entry gates will be built to City standards to the satisfaction of the City Engineer and the Fire Department.
  - h. Construction of public or private roadway in the proposed development shall not exceed 15 percent in grade.

- i. Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.
- j. Standard cut-corners will be used on all turns.
- k. Submit plot plans indicating access road and turning area for Fire Department approval.
- l. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- m. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
- n. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- o. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
- p. 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.
- q. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- r. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- s. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- t. Site plans shall include all overhead utility lines adjacent to the site.
- u. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

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) 482-6502. You should advise any consultant representing you of this requirement as well.

#### **LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)**

10. That prior to the issuance of any demolition or grading permit or any other permit allowing site preparation and/or construction activities on the site, satisfactory arrangements shall be made with the Los Angeles Unified School District, implementing the measures for demolition and construction. The project site is located on the pedestrian and bus routes for students attending Winnetka Elementary School and Sutter Middle School. Therefore, the applicant shall make timely contact for coordination to safeguard pedestrians/ motorists with the LAUSD Transportation Branch, phone no. (213)580-2950, and the principals or designees of these schools. (This condition may be cleared by a written communication from the LAUSD Transportation Branch attesting to the required coordination and/or the principals of the above referenced schools and to the satisfaction of the Advisory Agency). (MM)
- a. The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
  - b. There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets adjacent to the school.
  - c. Due to noise impacts on the schools, no construction vehicles or haul trucks shall be staged or idled on these streets during school hours.

#### **DEPARTMENT OF WATER AND POWER**

11. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements in a letter dated November 6, 2013 attached to the file. 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**

12. If new street light(s) are required, then 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**

13. 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**

14. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the LAMC Section 17.05-N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 North Main Street, 12th Floor, Los Angeles, CA 90012, (213) 978-0856.

**DEPARTMENT OF RECREATION AND PARKS**

15. That the Quimby fee be based on the RD4 Zone. 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)

**URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING**

16. Tree Removal (Locally Protected Species). (MM)
  - a. All protected tree removals require approval from the Board of Public Works.
  - b. A Tree Report shall be submitted to the Urban Forestry Division of the Bureau of Street Services, Department of Public Works, for review and approval (213-847-3077), prior to implementation of the Report's recommended measures.
  - c. A minimum of two trees (a minimum of 48-inch box in size if available) shall be planted for each protected tree that is removed. The canopy of the replacement trees, at the time they are planted, shall be in proportion to the canopies of the protected tree(s) removed and shall be to the satisfaction of the Urban Forestry Division.
  - d. The location of trees planted for the purposes of replacing a removed protected tree shall be clearly indicated on the required landscape plan,

which shall also indicate the replacement tree species and further contain the phrase "Replacement Tree" In its description.

e. Bonding (Tree Survival):

(1) The applicant shall post a cash bond or other assurances acceptable to the Bureau of Engineering in consultation with the Urban Forestry Division And the decision maker guaranteeing the survival of trees required to be maintained, replaced or relocated in such a fashion as to assure the existence of continuously living trees for a minimum of three years from the date that the bond is posted or from the date such trees are replaced or relocated, whichever is longer. Any change of ownership shall require that the new owner post a new oak tree bond to the satisfaction of the Bureau of Engineering. Subsequently, the original owner's oak tree bond may be exonerated.

(2) The City Engineer shall use the provisions of Section 17.08 as its procedural guide in satisfaction of said bond requirements and processing. Prior to exoneration of the bond, the owner of the property shall provide evidence satisfactory to the City Engineer and Urban Forestry Division that the oak trees were properly replaced, the date of the replacement and the survival of the replacement trees for a period of three years.

17. Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.

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

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

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

18. 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 **65 detached condominium units**.
- b. Provide a minimum of 2 covered off-street parking spaces per dwelling unit and a minimum 1/2 guest parking space per unit.

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

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

In addition, prior to issuance of a building permit, a parking plan showing off-street parking spaces, as required by the Advisory Agency, be submitted for review and approval by the Department of City Planning (200 N. Spring Street, Room 750).

- c. That prior to issuance of a certificate of occupancy, a minimum 6- up to 8-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yards along both Penfield Avenue and Winnetka Avenue.
- d. The applicant shall install an air filters capable of achieving a Minimum Efficiency Rating Value (MERV) of at least 8 or better in order to reduce the effects of diminished air quality on the occupants of the project.
- e. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- f. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- g. Recycling bins shall be provided to promote recycling of paper, metal, glass, and other recyclable material. Theses bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.  
(MM)

**Note to City Zoning Engineer and Plan Check.** The Advisory Agency has approved the following variations from the LAMC as it applies to this subdivision and the proposed development on the site. Approved Variations as follows:

- 1) Pursuant to LAMC 17.03, reduced building separations and passageways from LAMC 12.21-C,2(a) and (b), to allow a minimum 8-foot building separations and passageways in lieu of 10-foot required.
19. Prior to the clearance of any tract map conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
20. That prior to the issuance of the building permit or the recordation of the final map, a copy of the Case No. CPC-2013-2078-GPA-ZC-BL-ZV-SPR shall be submitted to the satisfaction of the Advisory Agency. In the event that CPC-2013-2078-GPA-ZC-BL-ZV-SPR is not approved, the subdivider shall submit a tract modification to comply with the approval of the City Council per that Ordinance. (MM)
21. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action or proceedings against the City or its agents, officers, or employees relating to or 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.

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

22. That prior to 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 requiring the subdivider to identify mitigation monitors who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition Nos. 9, 10, 15, 16, 18g, 20, 23, and 24 of the Tract's approval satisfactory to the Advisory Agency. The mitigation monitors 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.
23. 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:

- MM-1. Aesthetics (Landscape Plan). 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. Aesthetics (Vandalism). Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from, debris, rubbish, garbage, trash, overgrown vegetation or other similar material pursuant to Municipal Code Section 91.8104. The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a street or alley, pursuant to Municipal Code Section 91.8104.15.
- MM-3. Aesthetics (Light). Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.
- MM-4. Aesthetics (Glare). The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.
- MM-5. Seismic. 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-6. Liquefaction Area. 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-7. Green House Gas Emissions – The project will result in impacts resulting in increased greenhouse gas emissions. However, the impact can be reduced to a less than significant level though compliance with the following measure(s):
- a. Install a demand (tankless or instantaneous) water heater system sufficient to serve the anticipated needs of the dwelling(s).
  - b. Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.

- MM-8. Public Services (Police). Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.

The plans shall incorporate the Design Guidelines (defined in the following sentence) 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. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.

- MM-9. Public Services (Schools). 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-10. Site Access and Internal Circulation. The applicant should carefully review these comments to ensure that final site access plans conform to DOT's criteria for driveway designs as published in DOT Manual of Policies and Procedures, Section 321: March 12, 2014
- a. A final parking area and site access plan should be submitted to the Citywide Planning Section of DOT for approval prior to submittal of building permit plan for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Boulevard, Room 320, Van Nuys, CA 91401.
  - b. To avoid an influx of vehicles impinging on the public right-of-way, a minimum 40-foot queuing reservoir between the future property line and visitor call box shall be required at the driveway on Winnetka Avenue.
  - c. A 165-foot deceleration lane must be installed south of the proposed driveway on Winnetka Avenue by restricting street parking along the Winnetka Avenue frontage.
- MM-11. 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:

- a. 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).
- b. In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:
  - (1) Weather-based irrigation controller with rain shutoff
  - (2) Matched precipitation (flow) rates for sprinkler heads
  - (3) Drip/microspray/subsurface irrigation where appropriate
  - (4) Minimum irrigation system distribution uniformity of 75 percent
  - (5) Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials
  - (6) Use of landscape contouring to minimize precipitation runoff
  - (7) 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-12. 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:

- a. If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.
- b. 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.
- c. Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.

- d. A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.
- e. 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-13. 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:

- a. Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.
- b. 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.
- c. 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-14. The conditions outlined in this proposed mitigated negative declaration which are not already required by law shall be required as condition(s) of approval by the decision-making body except as noted on the face page of this document. Therefore, it is concluded that no significant impacts are apparent which might result from this project's implementation.

24. **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.**

- a. Locate the sign in a conspicuous place on the subject site or structure (if developed) so that the public can easily read it. The sign must be sturdily attached to a wooden post if it will be freestanding.
- b. 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.
- c. 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. Aesthetics (Signage on Construction Barriers).

- a. The applicant shall affix or paint a plainly visible sign, on publically accessible portions of the construction barriers, with the following language: "POST NO BILLS."
- b. Such language shall appear at intervals of no less than 25 feet along the length of the publically accessible portions of the barrier.
- c. The applicant shall be responsible for maintaining the visibility of the required signage and for maintaining the construction barrier free and clear of any unauthorized signs within 48 hours of occurrence.

CM-3. Air Pollution (Demolition, Grading, and Construction Activities).

- a. 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.
- b. 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.

- c. 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.
- d. All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- e. All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- f. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- g. Trucks having no current hauling activity shall not idle but be turned off.

CM-4. Habitat Modification (Nesting Native Birds, Non-Hillside or Urban Areas). The project will result in the removal of vegetation and disturbances to the ground and therefore may result in take of nesting native bird species. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA).

- a. Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1- August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86).

OR

- b. If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:
  - (1) Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within properties adjacent to the project site, as access to adjacent areas allows. The surveys shall be conducted by a

qualified biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.

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

OR

- (3) Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes.
- (4) Construction personnel shall be instructed on the sensitivity of the area.
- (5) The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.

CM-5. Cultural Resources (Archaeological). If any archaeological materials are encountered during the course of project development, all further development activity shall halt and:

- a. The services of an archaeologist shall then be secured by contacting the South Central Coastal Information Center (657-278-5395) located at California State University Fullerton, or a member of the Society of Professional Archaeologist (SOPA) or a SOPA-qualified archaeologist, who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
- b. The archaeologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.

- c. The applicant shall comply with the recommendations of the evaluating archaeologist, as contained in the survey, study or report.

Project development activities may resume once copies of the archaeological survey, study or report are submitted to:

SCCIC Department of Anthropology  
McCarthy Hall 477  
CSU Fullerton  
800 North State College Boulevard  
Fullerton, CA 92834

Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, archaeological reports have been submitted, or a statement indicating that no material was discovered.

A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

- CM-6. Cultural Resources (Paleontological). If any paleontological materials are encountered during the course of project development, all further development activities shall halt and:

- a. The services of a paleontologist shall then be secured by contacting the Center for Public Paleontology - USC, UCLA, California State University Los Angeles, California State University Long Beach, or the Los Angeles County Natural History Museum - who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
- b. The paleontologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
- c. The applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study or report.
- d. Project development activities may resume once copies of the paleontological survey, study or report are submitted to the Los Angeles County Natural History Museum.

Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, paleontological reports have been submitted, or a statement indicating that no material was discovered.

A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

CM-7. Cultural Resources (Human Remains). In the event that human remains are discovered during excavation activities, the following procedure shall be observed:

a. Stop immediately and contact the County Coroner:

1104 N. Mission Road  
Los Angeles, CA 90033  
323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or  
323-343-0714 (After Hours, Saturday, Sunday, and Holidays)

b. The coroner has two working days to examine human remains after being notified by the responsible person. If the remains are Native American, the Coroner has 24 hours to notify the Native American Heritage Commission.

c. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendent of the deceased Native American.

d. The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods.

e. If the descendent does not make recommendations within 48 hours the owner shall reinter the remains in an area of the property secure from further disturbance, or;

f. If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission.

Discuss and confer means the meaningful and timely discussion careful consideration of the views of each party.

CM-8. 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:

a. 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.

- b. 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:

- (1) 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.
- (2) 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-9. Geotechnical Report. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the project, and as it may be subsequently amended or modified.

CM-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:

- a. (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.

- b. (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.

CM-11. Increased Noise Levels (Demolition, Grading, and Construction Activities).

- a. 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.
- b. 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.
- c. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- d. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

CM-12. Public Services (Police-Demolition/Construction Sites). Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.

CM-13. Increased Vehicle Trips/Congestion.

- a. A Construction Work Site Traffic Control Plan shall be submitted to DOT for review and approval in accordance with the LAMC prior to the start of any construction work. The plans shall show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. All construction related traffic shall be restricted to off-peak hours.
- b. All delivery truck loading and unloading shall take place on site.

CM-14. Utilities (Solid Waste Recycling -Construction/Demolition). 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 measures:

- a. (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.
- b. (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.

#### 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 12.22-A, 10 and 11 and Section 17.05-O of the LAMC 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 LAMC Section 17.12 and is to be paid and deposited in the trust accounts of the Park and Recreation Fund.
- C-3. Prior to obtaining any grading or building permits before the recordation of the final map, a landscape plan, prepared by a licensed landscape architect, shall be submitted to and approved by the Advisory Agency in accordance with CP-6730.

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

- (d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
  - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
  - (b) Construct any necessary drainage facilities.
  - (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
    - a. Construct new street lights: three (3) on Penfield Avenue.
    - b. If street widening per BOE improvements conditions, relocate and upgrade street lights; three (3) on Winnetka Avenue.
  - (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Maintenance. All street tree plantings 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 (213-485-5675) upon completion of construction to expedite tree planting.
  - (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
  - (f) Construct access ramps for the handicapped as required by the City Engineer.
  - (g) Close any unused driveways satisfactory to the City Engineer.
  - (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.
  - (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

- a. Improve Penfield Avenue adjoining the subdivision by the construction of the followings:
  - (1) A concrete curb, a concrete gutter, and a 5-foot concrete sidewalk and landscaping of the parkway.
  - (2) Suitable surfacing to join the existing pavements and to complete an 18-foot half roadway or (36-foot minimum total roadway).
  - (3) Any necessary removal and reconstruction of existing improvements.
  - (4) The necessary transitions to join the existing improvements.
  - (5) Suitable improvements of the partial elbow section.
- b. Improve Winnetka Avenue adjoining the subdivision by the construction of a 12-foot full width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvements.

**NOTES:**

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

Approval from Board of Public Works may be necessary before removal of any street trees in conjunction with the improvements in this tract map through Bureau of Street Services Urban Forestry Division.

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 LAMC Section 17.05N.

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 Department of City Planning issued Mitigated Negative Declaration No. ENV-2013-2079-MND on March 19, 2014. The Planning Department found that potential negative impact could occur from the project's implementation due to:

- Aesthetics (visual character, light, glare);
- Air Quality (construction, operational);
- Biological Resources (tree removal);
- Geology and Soils (construction, seismic, liquefaction);
- Green House Gas Emissions;
- Land Use (General Plan Amendment);
- Hazards and Hazardous Materials (asbestos, lead paint);
- Hydrology and Water Quality;
- Noise (construction, operational);
- Public Services (fire, police, schools);
- Recreation (parks);
- Transportation/Circulation;
- Utilities (local water supplies, solid waste); and,
- Mandatory Findings of Significance.

The Deputy Advisory Agency, certifies that Mitigated Negative Declaration No. ENV-2013-2079-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. 9, 10, 15, 16, 18g, 20, 23, and 24 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, etc.) which are specifically intended to mitigate such potential impacts on all projects.

In accordance with Section 21081.6 of the Public Resources Code (AB 3180), 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. 22.

Furthermore, the Advisory Agency hereby finds that modifications to and/or corrections 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.

The custodian of the documents or other material which constitute the record of proceedings upon which the Advisory Agency's decision is based are located with the

City of Los Angeles, Planning Department, 200 North Spring Street, Room 750, Los Angeles, California 90012.

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

In connection with the approval of Tentative Tract Map No. 72029-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 Chatsworth-Porter Ranch Community Plan designates the subject property for Low I Residential land use with the corresponding zones of RE9 and RS. The property contains approximately 6.0 net acres (261,360 net square feet after required dedication) and is presently zoned RA-1. The proposed development of a 65-unit detached residential condominium is not allowable under the current adopted zone and the land use designation. However, the proposed project is contingent upon a zone change to the RD4-1XL Zone in order to achieve a higher density housing development, but at the same time will consist of detached single family homes that are in keeping with the surrounding residential neighborhood and maximum two-story height. Together with the requested zone change, the General Plan will require an amendment to Low I Medium Residential (from Low I Residential) in order for the proposed zoning to be consistent under Case No. CPC-2013-2078-GPA-ZC-BL-ZV-SPR. The proposed Low Medium II Residential Land Use has corresponding zone of R2, RD3, RD4, RZ3, RZ4, RU, and RW1. The conditioned RD4 Zone allows for one dwelling unit per each 4,000 square feet of net area. After dedication the 6.0 acres site would be permitted a maximum 65-unit under the proposed zone. This zone is the least dense zone within the proposed land use category. When the case was filed, the applicant was requesting a 73-units detached condominium project in the RD3-1 Zone. In meetings with the Council Office, Winnetka Neighborhood Council, and Planning Staff the applicant reduced the project to 68-units to be considered at the public hearing on March 4, 2014. The site plan provided by the applicant on March 20, 2014, shows the reduction of three homes for a 65-units project including an increased side yard setback of approximately 40 feet for proposed Unit Nos. 30-35 next to the property which contains chicken coops.

The newly proposed RD4 is also the same zone as the developed 80-unit townhome complex located at the southeast corner of Chase Street and Winnetka Avenue extending through to south side of Community Street (Ordinance No. 149,979 adopted August 1, 1977). These townhomes were limited to two stories in height, conditioned to provide ½ guest parking space per unit, landscape buffers and 75 trees on across the two parcels site. The project is also proposed with

sufficient landscape buffers, shade trees, and conditioned for a minimum ½ guest parking space per unit yet is providing about one guest space per unit. Conversely, to be compatible with the immediately surrounding single-family homes in the abutting vicinity, the residential units were designed to be detached and to have the look, feel and amenities of single-family residences. Although this is a multiple-family residential project proposal, the units are proposed to be stand-alone unlike the townhome development south of Chase Street. Each of these units/homes has no shared walls neighboring units, has its own front door/entrance, attached two-car garage, and private yard area. The homes are largely laid out in clusters of 4 to 8 homes, served by 24-foot to 36-foot private drive aisles (common access driveways). Although most units are separated from each by at least 10 feet, many have one or two sides which are between 8 and 9 feet from a neighboring unit. This is necessary to allow the units to have the aforementioned single-family home amenities.

The Community Plan text includes the following relevant land use goals, objectives, policies and programs:

- To make provisions for the housing required to satisfy the varying needs and desires of all economic segments of the Community, maximizing the opportunity for individual choice. To encourage the preservation and enhancement of the varied and distinctive residential character of the Community
- The intensity of planned land use in the Plan and the density of the population which can be accommodated thereon shall be limited in accordance with the following criteria:
  - The adequacy of the existing and potential street circulation system, both within the area and in the peripheral areas;
  - The availability of sewer, drainage facilities, fire protection services and facilities, and other public utilities.
  - The compatibility of proposed development with the existing adjacent developments.
- Multiple-residential developments should be provided with adequate open space and usable recreational areas.
- The Plan encourages the rehabilitation and/or rebuilding of deteriorated single-family areas for the same use. Single-family housing should be made available to all persons regardless of social, economic, and ethnic backgrounds.

The Housing Element estimates that the Community Plan area has the capacity to accommodate approximately 5,608 dwelling units of these required units. The approval of this General Plan Amendment and Zone Change request would advance the City towards this goal by permitting the construction of the proposed 65 residential unit project in an area specifically contemplated by the City to help meet the City's housing shortage and comply with its RHNA requirement. Evidence of this intent is provided in the General Plan's conclusion that a "strategy to meet this challenge, [is] by directing growth to transit-rich and job-rich centers and supporting the growth with smart, sustainable infill development and infrastructure investments."

By proposing a multiple-family subdivision on the subject eight parcels (combined into one-lot herewith) while still offering detached single-family residential units and the corresponding amenities, the applicant is proposing a beautiful residential project on a uniquely flat and vacant site in the City that will provide attainable, much-needed high quality, new housing to Angelenos.

The approval of this General Plan Amendment and Zone Change to allow the proposed 65 detached residential units specifically advances the following City of Los Angeles' General Plan Housing Element (2009) Policies:

Policy 2.2.6: To accommodate projected growth to 2014 in a sustainable way, encourages housing in centers and near transit, in accordance with the General Plan Framework Element.

Residents of this proposed project would have the opportunity to access vicinity industrial and commercial hubs without driving personal vehicles, as they would have the attractive and realistic options of walking, biking or utilizing the area's rich public transit options. The intersection of Winnetka Avenue and Parthenia is well served by numerous transit lines. Metrolink rail and Metro Orange Line service can be obtained from nearby stations.

Policy 2.2.3: Provide incentives and flexibility to generate new housing and to preserve existing housing near transit.

The proposal is to maximize the project's number of residential units under the RD4 Zone so as to generate new housing desired by the City as codified in the Housing Element and to provide such housing in proximity to existing and planned transit stops, lines and stations, thereby diminishing the broader traffic impacts that otherwise would result from satisfying this housing demand through multiple dispersed locations.

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

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

The project will provide homeownership opportunities to those who may not afford a single-family lot within the condominium development. The subdivision is in conformance with the proposed RD4 Zone and proposed Low I Medium Residential land use of the Community Plan. Streets will be developed to improve circulation for current and future residences within the Penfield Avenue neighborhood. The condominium is a detached townhome style with each having individual two car garages and private patios. Guest parking is located within the complex to deter from overcrowding on the surface street. The common open space is located within the front, rear, and side yard setbacks and the entry center pool area.

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 the property is located in Zone C, areas of minimal flooding. Therefore, as conditioned, the proposed tract map is consistent with the intent and purpose of the applicable General and Specific Plans.

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

The development is supported by the Citywide General Plan Framework Element objective and policies:

Objective 4.1: Plan the capacity for and development incentives to encourage production of an adequate supply of housing units of various types within each City subregion to meet the projected housing needs by income level of the future population.

Policy 4-1.1: Provide sufficient land use and density to accommodate an adequate supply of housing units by type and cost within each City subregion to meet the twenty-year projections of housing needs.

Policy 4-1.4: Reduce overcrowded housing conditions by providing incentives to encourage development of family-size units.

Policy 4-1.5: Monitor the growth of housing developments and the forecast of housing needs to achieve a distribution of housing resources to all portions of the City and all income segments of the City's residents.

Policy 4-1.7: Establish incentives for the development of housing units appropriate for families with children and larger families.

As the proposed map is not vested, architectural plan are not required for submission. However, the applicant has provided a conceptual landscape plan for the condominium, floor plans, and elevations which shows townhome style unit with individual garages off a common driveway and street frontages. The subdivision will provide 65 residential dwellings, as conditioned, at a density that is consistent with the proposed Low Medium I Residential land use designation in conformance with the proposed RD4 Zone. These family residences will each contain three and four bedrooms, which provide dwellings appropriate for families with children or extended families.

The total gross acreage of the project site is approximately 6.8 acres, with each of the current lots ranging from nearly half an acre to nearly an acre and a half. In an RA-1 zone that is designated to be subject to the City's Baseline Mansionization Ordinance, the allowed Residential Floor Area for lots of this size in this zone is 5,000 square feet per lot. With certain design features, the allowance could be increased to 6,000 square feet per lot. Most homes in the vicinity are between 1,500 and 3,400 square feet. Therefore a 6,000 square feet home would be significantly larger and out of scale with that which exists in the surrounding existing neighborhoods. The applicant is proposing detached single-family residential units which range between 1,600 and 2,100 square feet in size, which are in keeping and harmony with the existing surrounding homes. In the proposed RD4 Zone, the allowed Floor Area Ratio is 3:1. The allowed FAR on the site in total would therefore be 784,080 square feet. The proposed project totals 115,204 square feet, or an FAR of 0.44:1, which is well below that allowed in an RD4 zone.

The Transportation Element sets forth goals, objectives and policies to establish a citywide strategy to achieve long-term mobility and accessibility within the City of Los Angeles. For example:

GOAL A: Adequate accessibility to work opportunities and essential services, and acceptable levels of mobility for all those who live, work, travel, or move goods and services in Los Angeles.

GOAL C: An integrated system of pedestrian priority street segments, bikeways, and scenic highways which strengthens the City's image while also providing access to employment opportunities, essential services, and open space.

Objective 4. Preserve the existing character of lower density residential areas and maintain pedestrian-oriented environments where appropriate.

Objective 10: Make the street system accessible, safe, and convenient for bicycle, pedestrian, and school child travel.

Surrounded by single-family and multiple-family residential developments, community-serving uses such as schools, churches and parks, as well as an

abundance of industrial and commercial centers within a few short blocks, this site is located in a part of the San Fernando Valley that is a highly desirable place for people to live, work, recreate, and raise their families. However, this portion of the Chatsworth-Porter Ranch Community Plan area is largely built out.

The subject site is comprised of a unique area of nearly 7 gross acres of flat, largely undeveloped/historically vacant and residentially zoned property. The site is made up of eight contiguous legal parcels, five of which range in size from 0.924 to 1.4 acres and the smaller three which average 0.44 acre each. These lots are on average significantly larger than those in the vicinity which average between 0.15 and 0.3 acres. Accordingly, these lots are well-suited to handle a higher density of residential development being located on a Major Highway.

The existing bicycle lane along Winnetka Avenue will be maintained and the existing narrow and unmaintained sidewalk along the Winnetka Avenue frontage will be improved and landscaped to promote walkability and safe passage for pedestrians. The frontage along Penfield Avenue will also be improved with a sidewalk, and attractively landscaped green space buffer areas to further promote walkability and safe passage for pedestrians.

The Los Angeles County Metropolitan Transportation Authority (MTA) provides several bus lines in and around the project study area. There is one north-south bus route within a reasonable walking distance of the project site, and this route intersects several nearby east-west bus routes to provide public transportation access for the residents of the proposed project. These lines include Metro Local Lines 243, 166/364, and 152/353. Additionally, the site is located near the Metro Link transit stops at Lassen and Devonshire, and Parthenia and Wilbur. The future Chatsworth Orange Line extension station will also be located just northwest of the site near Lassen and Devonshire. Given the proximity of the project site to these services and the availability of transfer opportunities, the project is fairly well served by public transit. For this reason, it is expected that some of the person trips generated by the project would utilize public transportation as their primary travel mode, instead of using private vehicles.

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The proposed project will provide two covered parking spaces per lot in conformance with the LAMC and the Deputy Advisory Agency's parking policy for condominium projects in non-parking congested and provide more than ¼ guest parking spaces per unit. The proposal includes 34 guest parking spaces along the common access driveways and 32 guest parking spaces in individual driveways of

16-units including the five units on Penfield Avenue. Further, the subdivision meets several objectives of these Design Guidelines:

**Objective 1: Consider Neighborhood Context and Linkages in Building and Site Design**

There are six homes with primary entrances fronting Winnetka Avenue and five fronting with automobile access off Penfield Avenue. Placing front doors that connect to the public sidewalk creates a strong street wall by locating building frontages at the front project and can accommodate persons of all mobility levels. The number of homes on each frontage mirrors the existing density across the street from the project site, respecting the character of the existing scale. As Winnetka Avenue is a Major Highway, lower pedestrian walls are proposed around the front porches of these units within the front yard setback, creating additional outdoor usable space. Side yard setbacks along the north and south properties lines comply with the minimum 10-foot requirement and on average are setback between 12 and 40 feet providing further distancing from existing abutting single-family homes and institutional uses. Front and rear yard setbacks are proposed at the 15-foot requirement.

Each home has a private rear yard totaling 60,424 square feet and use of the centralized pool area (5,922 square feet), locating all open space, in excess of code-required, at the ground level in a manner that is equally accessible to all residential units. This promotes safety, accessible, and the use of outdoor space. There are several pedestrian paths throughout the complex creating access to other units, the public sidewalks and common recreation area.

**Objective 2: Employ Distinguishable and Attractive Building Design**

The proposal includes four different floor plans, which have two to three alternative elevations for each plan (Plan 1: 20-1,600 square-foot homes, Plan 2: 27-1,750 square-foot homes, Plan 3: 13 1,958 square-foot homes, Plan 4: 5-2,100 square-foot homes). Alternating different textures, colors, materials, and distinctive architectural treatments adds visual interest while avoiding dull and repetitive façades. The plans treat all facades of each unit with an equal level of detail, articulation, and architectural rigor. Varied roof lines are integrated through the use of sloping roofs, gables, and dormers. Trim, woodwork, lighting, and other details are applied in a harmonious manner, consistent with the proportions and scale of the detached units.

**Objective 3: Provide Pedestrian Connections Within and Around the Project**

Winnetka Avenue, adjoining the property to the west, is a designated Major Highway-Class II with a width of 100 feet at the project's street frontage and improved with curb, gutter, sidewalk, landscaped parkway, utility poles, street

lights, and seven driveway cuts. Engineering is requiring 2-foot wide strip of land be dedicated along Winnetka Avenue adjoining the tract to complete a 52-foot wide right-of-way in accordance with Major Highway Standards. The project will also be widening the sidewalk to a 12-foot width and providing street trees (one tree approximately every 20 feet of street frontage to be approved by the Urban Forestry Division). The project will also be reducing the curb cuts down to one driveway along Winnetka Avenue, which will maintain continuity for pedestrians along this Major Highway.

Penfield Avenue, adjoining the property to the east, is a Local Street with a variable width of 29 to 60 feet and improved with asphalt only. Engineering is requiring 30-foot and variable width strip of land be dedicated along Penfield Avenue adjoining the tract to complete a 30-foot wide half right-of-way including partial elbow section at the intersection with Bryant Street. Bryant Street, terminates to the northwest of the subject property, is a Local Street with a 60 foot right-of-way. The project will be establishing a new sidewalk and parkway along the public street frontage length on the east side of Penfield Avenue, to connect with existing improvements to the south.

The Bureau of Street Lighting conditioned the project to construct three new street lights on Penfield Avenue to serve the tract. As the City does not have funding to provide street lighting through the existing neighbors, the process is to have street lights developed and installed as project are submitted through the entitlement process. Providing lights encourages and extends safe pedestrian activities into the evening.

#### Objective 4: Minimize the Appearance of Driveways and Parking Areas

The project will be maintaining continuity of the sidewalk by minimizing the number of curb cuts along Winnetka Avenue to one driveways for access and egress of 60-units. The driveway is proposed with two ingress lanes and two egress lanes with a landscaped median area for separation and to encourage slowing of vehicles upon turning and provide visual presence at the street level. All parking for these units are interior to the site, located off common access driveways. There are distinguishable pedestrian paths connecting the sidewalk to each interior individual unit. The five home proposed on Penfield Avenue have individual driveways and doors that front the street. Each has a minimum 68-foot street frontage, which matches the character of the existing single-family neighborhood on the east and southeast.

#### Objective 5: Utilize Open Areas and Landscaping Opportunities to their Full Potential

The subdivision facilitate sustainable water use by using automated watering systems and drip irrigation to water landscaped areas. Stormwater capture,

retention, and infiltration, and prevent runoff will be facilitated by using permeable or porous paving materials. In addition to street trees, canopy trees in planting areas are provided for shade and energy efficiency throughout the site.

Objective 6: Improve the Streetscape Experience by Reducing Visual Clutter

Ornamental low-level lighting should be used to highlight and provide security for pedestrian paths and entrances. Utilities such as gas, electric, and water meters should be placed in side yards or in landscaped areas and out of the line-of-sight from crosswalks or sidewalks. Utilities such as power lines, transformers, and wireless facilities should be placed underground. Any mechanical or electrical equipment should be buffered by planting materials in a manner that contributes to the quality of the existing landscaping on the property and the public streetscape. Each unit is proposed to have individual rubbish collection, much like a single-family development. The applicant has meet with Sanitation to discuss collection options along the common access driveways within the interior of the site for the proposed 60-unit accessed off of the Winnetka Avenue driveway and along Penfield for the remaining 5-units.

As conditioned the design and improvements of the proposed project are consistent with the applicable General and Specific Plans, including the Framework Element, Housing Element, Transportation Element, Open Space Element, Land Use Element (Chatsworth-Porter Ranch Community Plan as contingent upon the approval of Case No. CPC-2013-2078-GPA-ZC-BL-ZV-SPR), and Residential Citywide Design Guidelines.

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

The site is currently developed with one single-family residence. It is one of the only large unimproved properties in the community and has been such for several decades. The flat 6.8 gross acre site that is presently zoned for residential use, and is easily accessible and well served by existing infrastructure, as well as vicinity employment centers, public transit options and community-serving uses such as parks and schools. The development of this tract is an infill of an otherwise mixed-density neighborhood.

The site is proposed to accommodate detached single-family residential dwelling units similar to existing land uses in the surrounding residential neighborhoods, and compatible with the churches and schools immediately adjacent. The project is located in the Height District No. 1, which allows buildings and structures to be a maximum of 36 feet in height in the current RA-1 zone, and a maximum of 45 feet in height in the proposed RD4 Zone. However, if approved as Height District No. 1XL the maximum height would be limited to two-stories and 30 feet. The

design of the proposed structures to a maximum of 30 feet in height will be consistent with these standards. The proposed residential land use is consistent with surrounding land uses to the south and would therefore result in a development compatible with adjacent and nearby properties.

The site is not located in a hazardous zone (i.e. toxic waste, very high fire hazard severity zone, unsuitable soils, methane hazard site, etc.) and is not located in a hillside area, a fault-rupture study zone or Alquist-Priolo Fault 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 and has been conditionally approved as reported in "Soils Report Approval Letter" dated March 3, 2014. The project would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances.

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

The Project Site is located within the boundaries of the Chatsworth-Porter Ranch Community Plan area in the City of Los Angeles. The project site is located approximately 30 miles northwest of downtown Los Angeles. The site is bounded by Cornerstone Christian Church and the former James Jordan Middle School to the north in the RS-1 Zone, a residential property and Our Redeemer Lutheran School and Church to the south, Winnetka Avenue and residential properties to the west, and Penfield Avenue and residential properties to the east in the RS-1 Zone. The site includes eight rectangular parcels, which total approximately 296,208 square feet of gross lot area (6.8 acres) and approximately 261,360 square feet of net lot area (6 acres).

The requested General Plan Amendment from Low I Residential to Low Medium I Residential, and Zone Change from RA-1 to RD4-1XL is in substantial conformance with the purposes, intent and provisions of the General Plan Framework Element and Community Plan. Accordingly, the subject site is well-suited to accommodate a higher density of residential development. Indeed, pursuant to Case No. CPC-26794, the City Council approved in 1977 the rezoning of the five larger parcels of the subject site from RA-1 to RS-1 to allow a then-proposed 22-lots subdivision which was never effectuated.

The requested General Plan Amendment to Low Medium I Residential and Zone Change to RD4-1XL will permit density at a rate of one dwelling unit per 4,000 square feet of net area. With 6.8 gross acres and only 65 detached residential condominium units proposed, the project only proposes density at a rate of one dwelling unit per 4,557square feet. However, due to the large Penfield Avenue dedication area, an RD4 Zone Change is requested as the site net acreage is 6.0, resulting in a proposed maximum RD4 density.

Additionally, the subject site is adequate to accommodate the development features of the proposed project as it is located in a built-out community comprised of single and multi-family residences, nearby large commercial and industrial centers, numerous transit options, schools and other community-serving uses such as parks, libraries and churches. The proposed project would provide an appropriate transitional development between the surrounding single-family and church/school facilities.

Although zoned RA-1 as well, the adjacent development to the immediate north and south of the Project Site are more intensely developed with two churches, a preschool, and a charter school. Just to the south of the site along Winnetka Avenue and Chase Street are multi-family residences on lots zoned RD4-1 and RD3-1 (previously zoned RA-1 as well). Therefore, the requested General Plan Amendment and Zone Change to facilitate a subdivision for 65 detached residential units would be appropriate and compatible for this large, flat and undeveloped site.

Again, the project will also be in conformance with the surrounding neighborhood as designed along the street frontages, conform to a similar density and the Low Medium I Residential designation of the townhome development south of Chase Street. If approved by the City Planning Commission, a portion of the project block will be designated for the same land use to create an add area of the Community Plan. The site is currently vacant except for one single-family home in the middle of the vacant lots and the proposed project would provide 65 new detached condominium units. The proposed project will comply with all LAMC requirements for parking, yards, and open space. As conditioned and mitigated the proposed tract map is physically suitable for the proposed density of the 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 project site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for either fish or wildlife. On March 19, 2014, the City Planning Department issued a Mitigated Negative Declaration No. ENV-2013-2078-MND. This Mitigated Negative Declaration 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 are mitigated to a less than significant level.

As Low Impact Development (LID) ordinance was passed in 2011 amending LAMC Section 64.70 (the City's stormwater ordinance) and expanding on the City's existing Standard Urban Stormwater Mitigation Plan (SUSMP) requirement, the previous SUSMP mitigation measures were removed from this approval. MM-8 is

the replacement condition, stating that the applicant shall comply with regulations under LAMC Section 64.70.

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

There are potential public health problems caused by the improvement of the proposed subdivision. However, all are being mitigated through the environmental document and further measures were added within the Conditions of Approval, which need to be satisfied prior to completion of the project. The project site is designed and will be constructed in accordance with all applicable health and safety regulations. The proposed subdivision has been review and approval of several City Departments including the Department of Building and Safety, Department of City Planning, Department of Transportation, and the Fire Department. The Site Plan and construction drawings will be designed in accordance with all applicable development regulations to ensure the health and safety of future occupants and visitors to the Project. Thus, no public health or safety concerns would be caused by the Project. Furthermore, the proposed project is not over a hazardous materials site, flood hazard area, nor will it be located on unsuitable soil conditions. The project would not place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances. The proposed residential land use is consistent with surrounding land uses and would therefore result in a development compatible with adjacent and nearby properties.

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 Department of Water and Power (LADWP) has stated that the tract can be supplied with water from the municipal system subject to conditioned requirements.

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

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

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

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted

materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.

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

The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

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

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

The proposed buildings will be two-story detached single-family residential units of stucco with wood trim and finished in light natural tones/colors. Standard energy efficient appliances and fixtures will be utilized throughout the development. Standard insulation, weather stripping and window glazing will be utilized as specified by current building codes. Low flow bathroom fixtures and modern irrigation systems will be installed to conserve water use.

Other features proposed by the applicant that will assist with passive heating and cooling include:

- multiple operable windows on multiple wall plans create cross ventilation of natural air
- covered porches shade windows and some entry doors
- covered entries protect against the elements
- attic vents that help to ventilate attic areas
- close coordination with the landscape architect to provide tree planting to shade windows in the summer and expose them in the winter, where feasible

Additionally, all units will be solar ready. Residents can purchase photovoltaic system as an upgrade.

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

- (i) THE SITE CHARACTERISTIC OR EXISTING IMPROVEMENTS MAKE STRICT ADHERENCE TO THE ZONING REGULATIONS IMPRACTICAL OR INFEASIBLE, THE PROJECT NONETHELESS CONFORMS WITH THE INTENT OF THOSE REGULATIONS.

The Zoning Code regulates front, side and rear yards, separation of buildings, and minimum passageways to ensure uniformity and standardization of yards and circulation for residential properties located in the same zone and land use designation. This is to provide consistency of minimum yards and open space on properties located in the same zone. The project proposes a total of 65 detached dwellings and no deviations from the open space requirement. The deviation requested, from the minimum building separations and passageways from LAMC 12.21-C,2(a) and (b), to allow a minimum 8-foot building separations and passageways in lieu of 10-foot required, is a 20 percent reduction from the required regulations. This separation is internal to the project and will have no impact, visual or otherwise, on the adjacent residential uses. The project will provide 15-foot front yards from both public sidewalks, 10-foot side yard setbacks (along the north and south property lines) and a 15-foot rear yard (along the interior east property line) which will provide adequate light and air on the project site. The Fire Department and Department of Transportation have reviewed the site plan and have conditioned approved the tract accordingly. Strict adherence to the zoning regulation would make the project infeasible as detached units. The proposed designed building separation and passageway requirements is a small adjustment and granted herewith.

- (j) IN LIGHT OF THE PROJECT AS A WHOLE, INCLUDING ANY MITIGATION MEASURES IMPOSED, THE PROJECT'S LOCATION, SIZE, HEIGHT, OPERATIONS AND OTHER SIGNIFICANT FEATURES WILL BE COMPATIBLE WITH AND WILL NOT ADVERSELY AFFECT OR FURTHER DEGRADE ADJACENT PROPERTIES, THE SURROUNDING NEIGHBORHOOD, OR THE PUBLIC HEALTH, WELFARE, AND SAFETY.

The design could be provided for attached townhomes or row housing, which does not require building separation between grouped units. Rather only between other grouping of buildings. All building separations of 8 to 9 feet are interior to the project. The overall front, rear and side yard all conform to the requirements of the LAMC for RD4 zoned multiple-family residential. The location of the proposed buildings, still allows for adequate light, ventilation, circulation, and vegetation. The buildings are individually articulated rather than having grouped townhomes, which breaks down the overall massing. Therefore, the separation of building is not a significant feature and will not adversely affect the surrounding neighborhood and public health, welfare or safety.

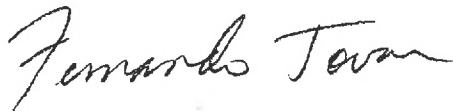
- (k) THE PROJECT IS IN SUBSTANTIAL CONFORMANCE WITH THE PURPOSE, INTENT AND PROVISIONS OF THE GENERAL PLAN, THE APPLICABLE COMMUNITY PLAN AND APPLICABLE SPECIFIC PLAN.

As stated in Findings (a) and (b), the subdivision is in conformance with the purpose intent, and provisions of the Chatsworth-Porter Ranch Community Plan and General Plan.

The Housing Element of the General Plan encourages the creation of new and affordable housing stock, as there remains a very strong demand for new affordable single-family dwellings. With respect to the demand, the detached condominium are proposed for the site, which permits smaller lot area and sometime yard setback or distancing between buildings. The Framework Elements states a goal to provide for, "an adequate supply of housing accessible to persons of all income levels". To further accommodate the needs and desires of the community, the proposed detached condominiums were designed to augment the number of housing choices for individuals. The reduction in space between buildings of 8 feet in lieu of the required 10 feet (a 20 percent reduction) assists with accommodating the creation of a better site planning while allowing the clustering of these detached homes. The proposed project is designed consistent with the proposed RD4 Zone except for this minor adjustment. In consideration that the adjustment entitlement is technical in nature, the granting of the adjustments is in conformance with the intent and provisions of the General Plan and Community Plan.

These findings shall apply to both the tentative and final maps for Tentative Tract Map No. 72271-CN.

MICHAEL J. LOGRANDE  
Advisory Agency



FERNANDO TOVAR  
Deputy Advisory Agency

FT:JP:SH:jjq

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the 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 N. Figueroa St., 4<sup>th</sup> Floor  
Los Angeles, CA 90012  
213 482-7077

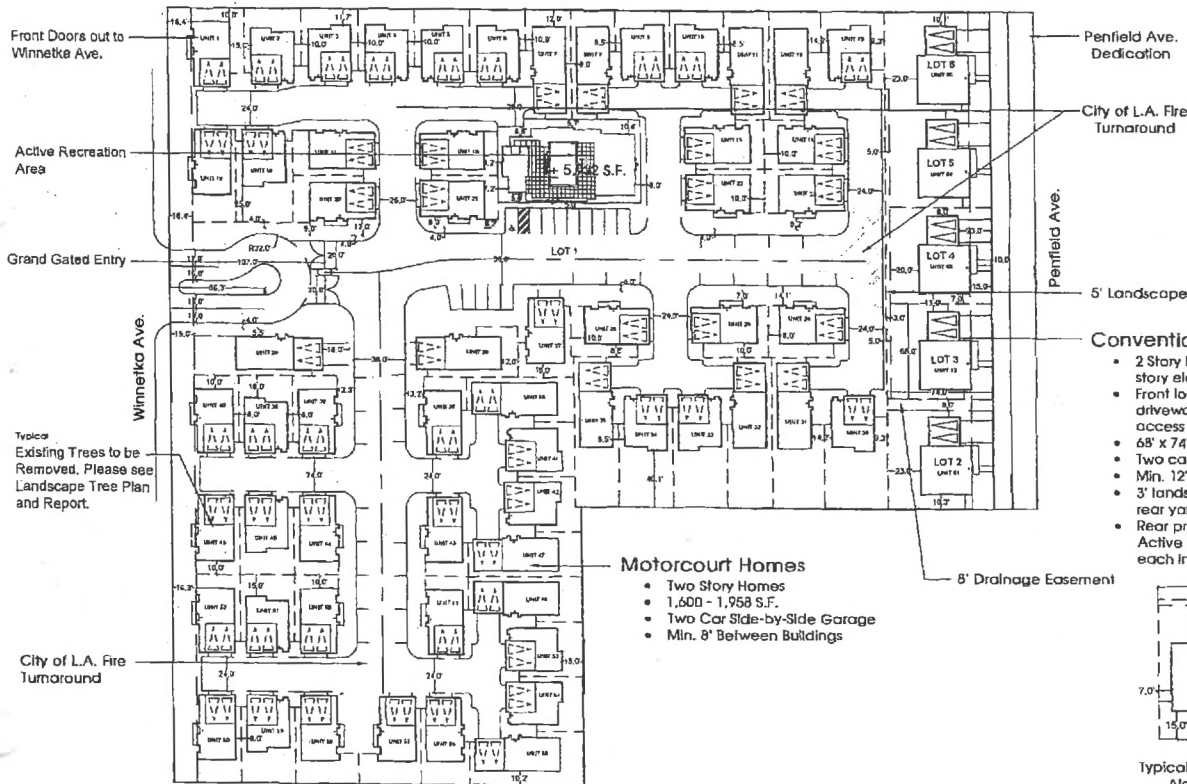
Marvin Braude San Fernando Valley  
Constituent Service Center  
6262 Van Nuys Blvd., Room 251  
Van Nuys, CA 91401  
818 374-5050

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

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

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





**Project Summary**

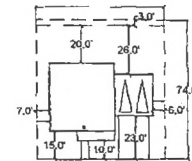
Total Gross Site Area: 6.8 Acres ±  
 Total Net Site Area: 6.0 Acres ±  
 Total Units: 65 Homes  
 • 5 Conventional Homes Along Penfield Ave.  
 • 60 Motorcourt Homes within Gated Neighborhood

Gross Density: 9.56 Homes per Acre  
 Net Density: 10.83 Homes per Acre  
 Parking: Required (per RD3 Standards)  
 147 Spaces (2 sp/home with > 3 habitable rooms + 1 guest per 4 homes)  
Provided  
 196 Spaces Total (3.01 per home)  
 • 130 Garage Spaces  
 • 32 Driveway Spaces (2 sp/drive)  
 • 20 On Street Spaces (internal neighborhood streets)  
 • 14 Head in Spaces

Open Space: Required  
 11,375 S.F. (175 s.f. /home with > 3 habitable rooms)  
Provided  
 89,196 S.F. Total  
 • 60,424 S.F. Private Yards (100 S.F. maximum/home allowable towards total)  
 • 5,922 S.F. Common Open Space  
 • 6,758 S.F. Winnetka Ave. Setback  
 • 12,664 S.F. Internal Pathways  
 • 3,448 S.F. Penfield Ave. Setback

**Conventional Homes**

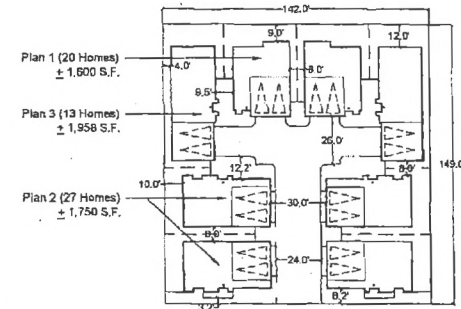
- 2 Story homes with single story elements
- Front loaded with full driveways and front door access from Penfield Ave.
- 68' x 74' Lot (± 5,000 S.F. lot)
- Two car side-by-side garage
- Min. 12' between buildings
- 3' landscape easement in rear yards
- Rear private gate access to Active Recreation Area from each individual home



Typical Conventional Home Along Penfield Ave.

**Motorcourt Homes**

- Two Story Homes
- 1,600 - 1,958 S.F.
- Two Car Side-by-Side Garage
- Min. 8' Between Buildings



Sample Motorcourt Cluster

**Notes**

1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per city engineer.
4. Civil engineer to verify all setbacks and grading information.
5. Building footprints might change due to the final action elevation study.
6. Open space needs to be subject to change due to the building design of the location.
7. Building setbacks are measured from property line to building foundation lines.

**Conceptual Site Plan**

**Winnetka Site**  
 Los Angeles, CA  
**Williams Homes**

