

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

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
CPC-2015-3702-GPA-VZC-SPR	ENV-2015-3703-MND	12 – Englander
PROJECT ADDRESS:		
9530, 9534, 9546 North Reseda Boulevard		
APPLICANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
☐ New/Changed		
Symphony-Northridge, LLC David Hilliard 11828 La Grange Avenue #150 Los Angeles, CA 90025	310-663-3534	davidhilliard@symphonydevelopment.com
APPLICANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
Brad Rosenheim Rosenheim & Associates, Inc. 21600 Oxnard St #630 Woodland Hills, CA 91367	(818) 716-2689	brad@raa-inc.com
APPELLANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
APPELLANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Sarah Hounsell	(818) 374-9917	sarah.hounsell@lacity.org
ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION		
General Plan Amendment, Vesting Zone Change		

FINAL ENTITLEMENTS NOT ADVANCING:

Site Plan Review (Unless appealed)

ITEMS APPEALED:**ATTACHMENTS:****REVISED:****ENVIRONMENTAL CLEARANCE:****REVISED:**

- ☒ Letter of Determination
- ☒ Findings of Fact
- ☒ Staff Recommendation Report
- ☒ Conditions of Approval
- ☒ Ordinance
- ☒ Zone Change Map
- ☒ GPA Resolution
- ☒ Land Use Map
- ☐ Exhibit A - Site Plan
- ☒ Mailing List
- ☐ Land Use
- ☐ Other _____

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- ☐ Categorical Exemption
- ☐ Negative Declaration
- ☒ Mitigated Negative Declaration
- ☐ Environmental Impact Report
- ☐ Mitigation Monitoring Program
- ☐ Other _____

- ☐
- ☐
- ☐
- ☐
- ☐
- ☐

NOTES / INSTRUCTION(S):**FISCAL IMPACT STATEMENT:**☒ Yes☐ No

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

PLANNING COMMISSION:

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

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

PLANNING COMMISSION HEARING DATE:**COMMISSION VOTE:**

February 22, 2018	6 - 0
LAST DAY TO APPEAL:	APPEALED:
April 18, 2018	
TRANSMITTED BY:	TRANSMITTAL DATE:
James K. Williams	March 29, 2018



LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 532, Los Angeles, California, 90012-4801, (213) 978-1300

www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: **MAR 29 2018**

Case No.: CPC-2015-3702-GPA-VZC-SPR

Council District: 12 – Englander

CEQA: ENV-2015-3703-MND

Plan Area: Northridge

Project Site: 9530, 9534, 9546 North Reseda Boulevard

Applicant: Symphony-Northridge, LLC
Representative: Brad Rosenheim, Rosenheim & Associates, Inc.

At its meeting of **February 22, 2018**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following project:

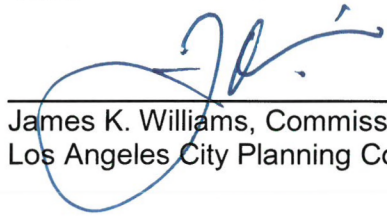
Demolition of an existing Post Office, surface parking lot and landscaping for the construction of a mixed-use development proposed at four-stories and 45 feet tall to include 128 residential units (student housing) and 5,725 square feet of ground floor commercial uses with 205 subterranean parking spaces and 157 bicycle spaces.

1. **Found**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2015-3703-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; **found**, the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **found**, the mitigation measures have been made enforceable conditions on the project; and **adopted** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. **Approved**, and **recommended** that the City Council **adopt**, pursuant to Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Northridge Community Plan to re-designate a portion of the subject property from Medium Residential to Community Commercial, extend the Community Center (Special Boundary), add the RAS4 Zone within the Community Center boundary only, and remove the "PO" Post Office symbol from the Map and the legend;
3. **Approved**, and **recommended** that the City Council **adopt**, pursuant to LAMC Section 12.32 F and 12.32 Q, a Vesting Zone Change and Height District Change from C2-1VL and RA-1 to (T)[Q]RAS4-1VL;
4. **Approved**, pursuant to LAMC Section 16.05, a Site Plan Review for a development which results in an increase of more than 50 dwelling units;
5. **Adopted** the attached Conditions of Approval, including Staff's Technical Modification dated February 21, 2018; and
6. **Adopted** the attached Findings.

This action was taken by the following vote:

Moved: Khorsand
Seconded: Dake Wilson
Ayes: Choe, Millman, Mitchell, Perlman
Absent: Ambroz, Mack, Padilla-Campos

Vote: 6 – 0



James K. Williams, Commission Executive Assistant II
Los Angeles City Planning Commission

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

Effective Date/Appeals: *The decision of the Los Angeles City Planning Commission is final and not appealable as it relates to the General Plan Amendment, Vesting Zone Change and Height District Change.* The decision of the Los Angeles City Planning Commission, regarding the Site Plan Approval, is appealable to the Los Angeles City Council within 20 days after the mailing date of this determination letter. Any appeal not filed within the 20-day period shall not be considered by the Council. All appeals shall be filed on forms provided at the Planning Department's Development Service Centers located at: 201 North Figueroa Street, Fourth Floor, Los Angeles; 6262 Van Nuys Boulevard, Suite 251, Van Nuys; or 1828 Sawtelle Boulevard, West Los Angeles.

FINAL APPEAL DATE: APR 18 2018

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

Attachments: Ordinance, Maps, Modified Conditions of Approval, Findings, Resolution

c: Blake Lamb, Principal City Planner
Michelle Levy, Senior City Planner
Sarah Hounsell, City Planner

ORDINANCE NO. _____

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

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

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

BLVD

60 HALSTED

ST

102

31.43
79.99

100

280.24

(T)[Q]RAS4-1VL

239.25

280.17

RESEDA

PLUMMER

ST



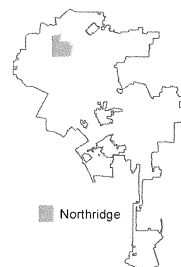
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CPC-2015-3702-GPA-VZC-SPR

MY/af

022018

City of Los Angeles



Northridge

[Q] QUALIFIED CONDITIONS

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

1. **Use.** The use and area regulations of the development shall be developed for uses as permitted in the RAS4 Zone as defined in LAMC Section 12.11.5, except as modified by the conditions herein or subsequent action.
2. **Site Development.** The use and development of the property shall be in substantial conformance with the plans submitted with the application and marked Exhibit "A", dated February 15, 2018 except as may be revised as a result of this action.
3. **Density.** The project shall be limited to a maximum density of 128 residential dwelling units and up to 7,255 square feet of commercial.
4. **Floor Area.** The total floor area shall not exceed 127,062 square feet (approximately 1.89 to 1 Floor Area Ratio) of commercial development, as shown on Exhibit "A".
5. **Height.** The building height shall be permitted as defined in LAMC Section 12.21.1 A.1 and shall not exceed a height of 45 feet, excluding roof structures and equipment as defined by LAMC Section 12.21.1.

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

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

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

Responsibilities/Guarantees.

1. As part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.
2. **Bureau of Engineering (BOE).** Prior to the issuance of sign-offs for final site plan approval and/or project permits by the Department of City Planning, the applicant/developer shall provide written verification to the Department of City Planning from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to the project design required by a public agency shall be documented in writing and submitted for review by the Department of City Planning.
 - a. Street Dedications:
 - i. **Reseda Boulevard (Boulevard II)** – Dedicate a 5-foot wide strip of land along the property frontage to complete a 55-foot wide half right-of-way dedication in accordance with Boulevard II standards of Mobility Plan 2035.
 - b. Street Improvements:
 - i. Construct additional concrete sidewalk in the newly dedicated area to provide 15-foot wide concrete sidewalk in accordance with Boulevard II standards of Mobility Plan 2035.
 - ii. Repair or replace all broken, off-grade, or bad order concrete sidewalk, curb, and gutter. Close all unused driveways to comply with ADA requirements. Repair or replace other existing public improvements that may get damaged during construction of the proposed project. These improvements should suitably transition to join the existing improvements to the satisfaction of the City Engineer.
 - iii. Roof drainage and surface run-off from the project shall be collected and treated at the site and directed to the streets via drain systems constructed under the sidewalk and through the curb drains or connections to the catch basins.
 - iv. Mainline sewers exist in Reseda Boulevard. Extension of the 6-inch house connection laterals to the new property line may be required. All sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.

- v. An investigation by Bureau of Engineering Valley District Office Sewer Counter may be necessary to determine the capacity of the existing public sewer to accommodate the proposed development. Submit a request to the Valley District Office of Bureau of Engineering (818) 374-5088.
 - vi. Submit a parking area and driveway plan to the Valley District Office of the Bureau of Engineering and the Department of Transportation for review and approval.
3. **Urban Forestry.** 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 Services. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the subdivider or contractor shall notify the Urban Forestry Division (213-847-3077) upon completion of construction to expedite tree planting.

Note: All protected tree removals must be approved by the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077

4. **Bureau of Street Lighting.** No street lighting improvement if no street widening per BOE improvement conditions. Otherwise relocated and upgrade street lights: one (1) on Reseda Boulevard.

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

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

5. **Department of Transportation.**

- a. A minimum 40-foot reservoir space is required between any security gate or parking space and the property line, to the satisfaction of DOT. Backing out onto Reseda Boulevard and Plummer Street shall be prohibited.
- b. Driveway apron width of $W=30$ feet is required for two-way driveways, and $W=16$ feet is required for one-way driveways.
- c. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the 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 Blvd., Room 320, Van Nuys, CA 91401.
- d. That the subdivision report fee and condition clearance fee be paid to the Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15 prior to recordation of the final map. Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

6. **Fire Department.**

- a. Submit plot plans for Fire Department approval and review prior to recordation of City Planning Case.
- b. Any required Fire Annunciator panel or Fire Control Room shall be located within 50ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.

- c. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
- d. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- e. 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.
- f. 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.
- g. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
- h. Submit plot plans indicating access road and turning area for Fire Department approval.
- i. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
- j. The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.
- k. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- l. 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.
- m. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- n. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- o. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- p. 5101.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

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 (818) 374-4351. You should advise any consultant representing you of this requirement as well.

CONDITIONS OF APPROVAL

The following conditions are hereby imposed upon the use of the subject property:

Entitlement Conditions

1. **Site Development.** The use and development of the property shall be in substantial conformance with the plans submitted with the application and marked Exhibit "A", dated February 15, 2018 except as may be revised as a result of this action.
 - a. All four elevations to be consistent with Exhibit "A", specifically with regard to architectural treatment (projections), colors, and materials.
2. **Parking.** Parking shall be in conformance with Section 12.21 A. 4 for residential and commercial uses.
 - a. **Electric Vehicle Parking.** The project shall include at least 20 percent (20%) of the total automobile parking spaces developed on the project site capable of supporting future electric vehicle supply equipment (EVSE). Plans shall indicate the proposed type and location(s) of EVSE and also include raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all electric vehicles at all designated EV charging locations at their full rated amperage. Plan design shall be based upon Level 2 or greater EVSE at its maximum operating ampacity. Of the 20%, a minimum of five percent (5%) of the total automobile parking spaces developed on the project site, and all parking spaces in excess of LAMC-required spaces for the use, shall be further provided with EV chargers to immediately accommodate electric vehicles within the parking areas. When the application of either the required 20 percent or five percent results in a fractional space, round up to the next whole number. A label stating "EV CAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.
 - b. Automobile parking provided in excess of the residential requirements of the Los Angeles Municipal Code shall be open to the public during commercial business hours.
3. **Bicycle Parking.** Bicycle parking shall be provided in compliance with LAMC Sections 12.21-A,4 and 12.21-A,16.
4. **Solar Ready Buildings.**
 - a. The project shall comply with the Los Angeles Municipal Green Building Code, Section 95.05.211, to the satisfaction of the Department of Building and Safety.
 - b. The Project shall install of solar panels on the rooftop level, a minimum 15 percent (15% or 5,000 square feet), as part of a photovoltaic system, to be maintained for the life of the Project. Exhibit "A" shall be revised (roof plan) to incorporate this condition.
5. **Mechanical Equipment.** All mechanical equipment shall be fully screened from view of any abutting properties and the public right-of-way.
6. **Lighting.** Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.

7. **Landscaping.** The project shall comply with the Landscape Plan in Exhibit "A" as follows:
- a. Tree Wells.
 - i. The minimum depth of tree wells on the rooftop shall be as follows:
 - 1. Minimum depth for trees shall be 42 inches
 - 2. Minimum depth for shrubs shall be 30 inches.
 - 3. Minimum depth for herbaceous plantings and ground cover shall be 18 inches.
 - 4. Minimum depth for an extensive green roof shall be 3 inches.
 - ii. The minimum amount of soil volume for tree wells on the rooftop shall be based on the size of the tree at maturity:
 - 1. 600 cubic feet for a small tree (less than 25 feet tall at maturity).
 - 2. 900 cubic feet for a medium tree (25-40 feet tall at maturity).
 - 3. 1,200 cubic feet for a large tree (more than 40 feet tall at maturity).
 - b. All rooftop equipment and appurtenances shall be screened from public view using landscaping or shall be architecturally integrated into the design of the building.
8. **Trash/Storage.** All trash collecting and storage areas shall be located on-site and not visible from the public right-of-way.
- a. Trash receptacles shall be enclosed and/or covered at all times.
 - b. Trash/recycling containers shall be locked when not in use.
9. **Graffiti.** All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
10. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.

Environmental Conditions – Mitigation Measures

11. **Habitat Modification (Nesting Native Birds, Non-Hillside or Urban Areas).**
- a. 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).
 - b. 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).

- c. If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:
 - Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within properties adjacent to the project site, as access to adjacent areas allows. The surveys shall be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.
 - If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species until August 31.
 - Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.
 - d. 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.
12. **Tree Removal (Non-Protected Trees).** Environmental impacts from project implementation may result due to the loss of significant trees on the site. However, the potential impacts will be mitigated to a less than significant level by the following measures:
- a. 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.
 - b. Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division, Bureau of Street Services, Department of Public Works.
13. **Cultural/Historic Resources.** The project will result in an impact on identified cultural/historical resources. However, the impact can be reduced to a less than significant level though compliance with the following measure(s):
- a. If archaeological resources are discovered during excavation, grading, or construction activities, work shall cease in the area of the find until a qualified archaeologist has evaluated the find in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Per regulatory compliance measures, Personnel of the proposed Modified Project shall not collect or

move any archaeological materials and associated materials. Construction activity may continue unimpeded on other portions of the Project site. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Therefore, the impact would be less than significant.

14. **Grading (20,000 Cubic Yards, or 60,000 Square Feet of Surface Area or Greater).** Impacts will result from the alteration of natural landforms due to extensive grading activities. However, this impact will be mitigated to a less than significant level by designing the grading plan to conform with the City's Landform Grading Manual guidelines, subject to approval by the Department of City Planning and the Department of Building and Safety's Grading Division. Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures:
 - a. A deputy grading inspector shall be on-site during grading operations, at the owner's expense, to verify compliance with these conditions. The deputy inspector shall report weekly to the Department of Building and Safety (LADBS); however, they shall immediately notify LADBS if any conditions are violated.
 - b. "Silt fencing" supported by hay bales and/or sand bags shall be installed based upon the final evaluation and approval of the deputy inspector to minimize water and/or soil from going through the chain link fencing potentially resulting in silt washing off-site and creating mud accumulation impacts.
 - c. "Orange fencing" shall not be permitted as a protective barrier from the secondary impacts normally associated with grading activities.
 - d. Movement and removal of approved fencing shall not occur without prior approval by LADBS.
15. **Increased Noise Levels (Demolition, Grading, and Construction Activities).**
 - a. 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.
 - b. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
 - c. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
 - d. The construction contractor shall use on-site electrical sources or solar generators to power equipment rather than diesel generators where feasible.
16. **Increased Noise Levels (Mixed-Use Development).** Environmental impacts to proposed on-site residential uses from noises generated by proposed on-site commercial uses may result from project implementation. However, the potential impact will be mitigated to a less than significant level by the following measure:

- a. Wall and floor-ceiling assemblies separating commercial tenant spaces, residential units, and public places, shall have a Sound Transmission Class (STC) value of at least 50, as determined in accordance with ASTM E90 and ASTM E413.
17. **Severe Noise Levels (Residential Fronting on Major or Secondary Highway, or adjacent to a Freeway).** Environmental impacts to future occupants may result from this project's implementation due to mobile noise. However, these impacts will be mitigated to a less than significant level by the following measures:
- a. All exterior windows having a line of sight of a Major or Secondary Highway shall be constructed with double-pane glass and use exterior wall construction which provides a Sound Transmission Class (STC) value of 50, as determined in accordance with ASTM E90 and ASTM E413, or any amendment thereto.
 - b. The applicant, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for a building permit, any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room.
18. **Transportation/Traffic.** The project will result in impacts to transportation and/or traffic systems. However, the impact can be reduced to a less than significant level though compliance with the following measure(s):
- a. Applicant shall plan construction and construction staging as to maintain pedestrian access on adjacent sidewalks throughout all construction phases. This requires the applicant to maintain adequate and safe pedestrian protection, including physical separation (including utilization of barriers such as K-Rails or scaffolding, etc.) from work space and vehicular traffic and overhead protection, due to sidewalk closure or blockage, at all times.
 - b. Temporary pedestrian facilities should be adjacent to the project site and provide safe, accessible routes that replicate as nearly as practical the most desirable characteristics of the existing facility.
 - c. Covered walkways shall be provided where pedestrians are exposed to potential injury from falling objects.
 - d. Applicant shall keep sidewalk open during construction until only when it is absolutely required to close or block sidewalk for construction staging. Sidewalk shall be reopened as soon as reasonably feasible taking construction and construction staging into account.

Administrative Conditions

19. **Condition Re: Tribal Cultural Resource Inadvertent Discovery.** In the event that objects or artifacts that may be tribal cultural resources are encountered during the course of any ground disturbance activities¹, all such activities shall temporarily cease on the project site until the potential tribal cultural resources are properly assessed and addressed pursuant to the process set forth below:

¹ Ground disturbance activities shall include the following: excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, pounding posts, augering, backfilling, blasting, stripping topsoil or a similar activity

- Upon a discovery of a potential tribal cultural resource, the project Permittee shall immediately stop all ground disturbance activities and contact the following: (1) all California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed project; (2) and the Department of City Planning Development Service Center at (818) 374-5050, (213) 482-7077 or (310) 231-2595.
 - If the City determines, pursuant to Public Resources Code Section 21074 (a)(2), that the object or artifact appears to be tribal cultural resource, the City shall provide any effected tribe a reasonable period of time, not less than 30 days, to conduct a site visit and make recommendations to the Project permittee and the City regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.
 - The project Permittee shall implement the tribe's recommendations if a qualified archaeologist, retained by the City and paid for by the project Permittee, reasonably concludes that the tribe's recommendations are reasonable and feasible.
 - The project Permittee shall submit a tribal cultural resource monitoring plan to the City that includes all recommendations from the City and any effected tribes that have been reviewed and determined by the qualified archaeologist to be reasonable and feasible. The project Permittee shall not be allowed to recommence ground disturbance activities until this plan is approved by the City.
 - If the project Permittee does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist, the project Permittee may request mediation by a mediator agreed to by the Permittee and the City who has the requisite professional qualifications and experience to mediate such a dispute. The project Permittee shall pay any costs associated with the mediation.
 - The project Permittee may recommence ground disturbance activities outside of a specified radius of the discovery site, so long as this radius has been reviewed by the qualified archaeologist and determined to be reasonable and appropriate.
 - Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the South Central Coastal Information Center (SCCIC) at California State University, Fullerton.
 - Notwithstanding the above, any information determined to be confidential in nature, by the City Attorney's office, shall be excluded from submission to the SCCIC or the general public under the applicable provisions of the California Public Records Act, California Public Resources Code, and shall comply with the City's AB 52 Confidentiality Protocols.
20. **Approvals, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, reviews or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file
21. **Code Compliance.** All area, height and use regulations of the zone classification of the subject property shall be complied with, except wherein these conditions explicitly allow otherwise.

22. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
23. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.
24. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
25. **Building Plans.** A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
26. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
27. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve

the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

FINDINGS

General Plan/Charter Findings

1. General Plan Land Use Designation.

The project site is located within the Northridge Community Plan, which was last updated by the City Council on February 24, 1998 (Council File No. 98-0027). The subject property is a rectangular-shaped site, which is comprised of two parcels consisting of approximately 67,057.8 square feet of lot area (65,861.55 net square feet after dedication). The Community Plan designates the site with a land use designations of Medium Residential and Community Commercial land uses, corresponding to the R3, and CR, C2, C4, RAS3 respectively. The site is presently zoned RA-1 and C2-1VL, which is partly inconsistent with its current land use designations.

As proposed, the amendments would re-designate the northern parcel of the project site from Medium Residential to Community Commercial, which lists the following corresponding zones: CR, C2, C4, and RAS3; extend the Community Center (Special Boundary) to the north property line; and, add the RAS4 Zone as a corresponding zone to sites within the Community Center only. The requested zone and height district change to RA-1 and C2-1VL to (T)[Q]RAS4-1VL for the project site would be consistent with the adoption of the recommended plan amendments and would be in substantial conformance with the purpose, intent, and provisions of the General Plan as it is reflected within the Northridge Community Plan.

2. **General Plan Text.** The development of the project represents the opportunity to achieve the overarching goals of the Northridge Community Plan, which include improving the function, design, and economic vitality of the commercial corridors and job producing uses that will improve the economic and physical condition of the Plan area. Along with providing private, market-rate University housing through the mixed-use development along Reseda Boulevard (a commercial corridor), the proposed development furthers the following Community Plan goals, objectives and policies:

Goal 1: A safe, secure, and high quality residential environment for all economic, age, and ethnic segments of the community.

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

Policy 1-1.3: New single and multi-family residential development should be designed in accordance with the Urban Design Chapter.

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

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

Policy 1-2.3: Provide for an adequate supply of housing to meet the needs of students attending California State University at Northridge,

without creating adverse impacts on adjacent permanent residential neighborhoods.

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

Policy 1-5.3: Promote housing in mixed use projects in pedestrian-oriented and transit intensive locations.

Program: Consider providing bonuses in floor area and height for such projects.

Create pedestrian-friendly shopping areas by incorporating street trees, benches, convenient parking/access, and maintaining retail frontage at ground level. The Reseda Boulevard commercial core is emphasized in the Community Plan as a pedestrian-oriented area combined with mixed residential and commercial uses, due to the proximity of California State University. [Re]visit [Re]seda was a recent event that highlighted transportation safety and community engagement through the Mayor's Great Streets Initiative. Infrastructure such as protected bicycle lanes, solar powered bus benches, street furniture and street trees have been added just south of the project site. Sidewalk repair and weekly overnight street sweeping are conducted through Bureau of Street Services and Department of Transportation to implement proactive infrastructure maintenance. The project will further these goal as the first floor provides an active street frontage with neighborhood serving commercial uses, continuation of street trees, and providing ample bicycle parking which can be accessed from the bike lane fronting the project site.

Goal 2: A strong and competitive commercial sector which best serves the needs of the community through maximum efficiency and accessibility while preserving the unique character of the community.

Objective 2-1: To maintain the viability and vitality of the existing Northridge Central Community Business District as a community focal point.

Policy 2-1.1: Encourage retail and service commercial uses, including professional services and restaurants on both sides of Reseda Boulevard. Fast food restaurants and mini-malls should be discouraged.

Policy 2-1.4: Require that projects be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and developed in accordance with design standards.

Objective 2-2: To enhance the community identity in distinctive commercial districts.

Policy 2-2.1: Improve security and parking standards in commercial areas. Where new development occurs, parking should be located in the rear of buildings.

Policy 2-2.2: Require that mixed-use projects be designed with commercial uses on the ground floor and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses.

Policy 2-2.3: Encourage pedestrian activity on both sides of Reseda Boulevard, particularly between Nordhoff Street and Halsted Street near the University.

Goal 14: A system of safe, efficient and attractive bicycle, pedestrian and equestrian facilities.

Objective 14-1: To promote an adequate system of safe bikeways for commuter, school and recreational use.

Policy 14-1.1: Plan for and encourage funding and construction of bicycle facilities connecting residential neighborhoods to schools, open space areas and employment centers.

Policy 14-1.4: Encourage the provision of changing rooms, showers, and bicycle storage at new and existing non-residential developments and public places.

Goal 15: A sufficient system of well-designed and convenient on-street and off-street parking facilities through-out the plan area.

Objective 15-1: To provide parking in appropriate locations in accord with Citywide standards and community needs.

Policy 15-1.1: Consolidate parking, where appropriate, to eliminate the number of ingress and egress points onto arterials.

Policy 15-1.2: Encourage shared parking for mixed-use projects.

Program: The decision-maker should consider shared parking as a condition of approval for mixed-use projects.

The project is designed to maximize the ground floor of the building with the aforementioned commercial uses as well as a ground floor paseo and improved streetscape adding to and enhancing the pedestrian experience of the neighborhood. The upper floors of residential uses of the building will provide market-rate housing along the commercial corridor and within walking distance of a university. The entrance to the subterranean parking garage is accessed through a single driveway located along the north property line creating an openness of the frontage along Reseda Boulevard and allowing for street trees to be planted along the sidewalk. Though the project seeks a zone and height district change in order to achieve a floor area ratio of 1.89 to 1, the uses proposed are consistent with the policies to reinforce commercial development, grow the economic base, and improve aesthetics.

The project has been designed with high quality architectural elements and will maintain and improve the facade with modern designs to create a distinctive mixed-use building that will enhance the architectural diversity of this commercial area. The project is compatible with the adjacent building to the north and mixed-use residential and commercial development mid-block to the southwest and will enhance that development by creating a building of similar size with commercial amenities to go along with the new residences.

The project is providing 157 bicycle spaces (136 long-term and 21 short-term) as required. This, combined with the proximity to public transit options, will create a bicycle and pedestrian-friendly environment and encourage residence onsite to use alternative modes of transportation other than auto use.

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

Goal 3A: A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more livable city.

Objective 3.4: Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.

Policy 3.4.1: Conserve existing stable residential neighborhoods and lower-intensity commercial districts and encourage the majority of new commercial and mixed-use (integrated commercial and residential) development to be located (a) in a network of neighborhood districts, community, regional, and downtown centers, (b) in proximity to rail and bus transit stations and corridors, and (c) along the City's major boulevards, referred to as districts, centers, and mixed-use boulevards, in accordance with the Framework Long-Range Land Use Diagram.

The project site is located approximately 330 feet from CSUN's western campus boundary and along the northern boundary of the Commercial Center (a "Special Boundary" called out in the Community Plan). Therefore, the project is located in an area suitable for commercial development at a higher scale or a mixed-use facility. Further, the project is designed to place an emphasis on the quality of the public realm including the experience of pedestrians by improving the ground floor experience of the site and providing areas open to the public. The project will also promote a pedestrian-friendly environment with active commercial uses at street level. The commercial spaces and open space available to the public are designed to ensure that ground floor commercial uses will benefit from additional connectivity between the project and the neighboring areas and that neighborhood-serving retail will bring convenience to project residents and the community. The character of the area includes mixed-use projects, commercial and retail uses, offices, institutional uses and multiple-family residential. Therefore, the project's intensity and height will be compatible with the existing newer development and will not create negative impacts to the adjacent commercial or residential areas. The Project includes bicycle parking (both long and short term), consistent with the LAMC and California Green Building Code. As such, the project enables a more self-sufficient, pedestrian-oriented lifestyle that will reduce unnecessary vehicle trips in the vicinity and thereby enhance the general welfare. Therefore, the project encourages the appropriate level of growth and increased land use intensity in a growing neighborhood and is near transit nodes and a major employment center (CSUN). The project will create a pedestrian-oriented environment while promoting an enhanced urban experience with new amenities and opportunities for employment.

In the Framework Element, Community Centers are “a focal point for surrounding residential neighborhoods and containing a diversity of uses, Community Centers generally range from floor area ratios of 1.5:1 to 3.0:1, characterized by two- to six-story buildings, e.g., some will be two-story Centers, some four- or six-story Centers depending on the character of the surrounding area”.

The project proposes the construction of approximately 5,725 square feet of commercial uses and a 1,530 square feet leasing office which could be easily be converted into commercial space. Onsite parking for the commercial uses has been adjusted at the request of community through the applicant’s outreach efforts, to allow for a combination of commercial uses such as retail, restaurant, or smaller fitness studio. The flexibility in parking allows for tenant spaces to change if necessary and all the projected parking for higher intensity uses can be accommodated onsite. Further, the project proposes fitness rooms on three of the four residential floors, an open courtyard (southern facing) including a pool, spa and showering cabana, and a passive deck on the fourth floor which are amenities that will attract renters. The commercial uses and paseo area on the ground floor will also draw pedestrians. This balance of uses is designed to meet the needs of local residents, attract visitors, and sustain the economic growth of the area. Specifically, the project advances the above objectives by concentrating commercial uses in an existing transit and commercial corridor. The variety of commercial uses of the project can create job opportunities for local residents and the proposed multiple-family units will assist in the shortage of student housing provided on campus and within the vicinity.

4. **The Mobility Element.** The Mobility Element (Mobility Plan 2035) of the General Plan is not likely to be affected by the recommended action herein. Reseda Boulevard is a Boulevard II in the Mobility Element of the General Plan, dedicated to a half right-of-way width of 50 feet and improved with asphalt, roadway, concrete curb, gutters, and a sidewalk. The project will be required to provide a five-foot dedication to increase the sidewalk to the 15-foot width standard per the Bureau of Engineering. The project is also required to comply with all requirements of the Fire Department, Department of Transportation, Urban Forestry Division, and the Bureau of Street Lighting in matters concerning the public right-of-way.

Furthermore, the project meets the following goals and objectives of Mobility Plan 2035:

Policy 2.3: Recognize walking as a component of every trip, and ensure high-quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.

Policy 2.10: Facilitate the provision of adequate on and off-street loading areas.

The project’s design, including ground floor treatment will encourage pedestrian activity within a highly active commercial district through pedestrian-friendly design. Furthermore, the project is required to improve Reseda Boulevard through dedication of land to complete a full-width concrete sidewalk with tree wells. Due to the redevelopment of the site, the sidewalk will be increased to a 15-foot width, which benefits residents and patrons of the project as well as pedestrians using Reseda Boulevard

Policy 3.1: Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes - including goods movement - as integral components of the City’s transportation system.

Policy 3.3: Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.

Policy 3.4: Provide all residents, workers and visitors with affordable, efficient, convenient, and attractive transit services.

Policy 3.8: Provide bicyclists with convenient, secure and well-maintained bicycle parking facilities.

The project's proximity to the existing California State University-Northridge (CSUN) campus just a half-block east of the subject site will reduce vehicular trips for those residents walking or biking to campus. Further, other transit connections will reduce vehicular trips to and from the project site, vehicle miles traveled, and reduce air pollution. There are bus stops located at the northeast and southwest corners of Reseda Boulevard and Plummer Street. The ground floor treatment will encourage pedestrian activity within a highly active commercial component through pedestrian-friendly design. There is a bike lane on both sides of Reseda Boulevard which further south becomes a semi-protected bike lane along the Great Street segment.

Policy 5.4: Continue to encourage the adoption of low and zero emission fuel sources, new mobility technologies, and supporting infrastructure.

As conditioned, a minimum of twenty percent of the parking spaces will be installed with electronic vehicle-ready conduits and five percent of those will be installed.

Lastly, the Department of Transportation determined the impact of the trips generated from the project will be less than those of the current post office use.

5. **The Sewerage Facilities Element** of the General Plan will not be affected by the recommended action. While the sewer system might be able to accommodate the total flows for the proposed project, further detailed gauging and evaluation may be needed as part of the permit process to identify a specific sewer connection point. If the public sewer has insufficient capacity then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Treatment Plant, which has sufficient capacity for the project.
6. **Charter Finding – City Charter Finding 555.** The General Plan may be amended in its entirety, by subject elements or parts of subject elements, or by geographic areas, provided that the part or area involved has significant social, economic or physical identity.

The proposed building will be four stories and approximately 45 feet in height (51 feet 6-inches to the stair tower access); it will contain 127,062 square feet of floor area at a FAR of 1.89 to 1. While the proposed development would be taller and greater in mass than the immediately surrounding commercial buildings, the project would be similar in height to recently completed density bonus condominium projects adjacent to the north, providing a significant physical identity with other structures in the immediate area. Another building nearby that fits the same context is the five-story mixed-use building located at 9423 Reseda Boulevard midblock to the southwest of the project site. Moreover, the post office building and associated surface parking (C2-1VL and RA-1 Zones), which is currently in operation onsite with a lease through 2021, have benefited the community historically as one site since 1960. The proposed plan amendment to Community Commercial and zone change to (T)[Q]RAS4-1VL would provide uniform zoning and development across the project site consistent with its historical use as one site for commercial purposes. If the floor area were average across the site under the existing land use designations, a greater floor area would be permitted than the total proposed. Further, the proposed height would not differ. As such,

the project would maintain the existing physical identity and planned development potential of the surrounding area.

The project proposes to provide a minimum 5,725 square feet of commercial space open to the public and 121,337 square feet of floor area associated with the residential space including the 1,530 square foot leasing office. The increased commercial activity in the area will allow for more employment opportunities, incentivize local spending and activity, stimulate economic growth, create a pedestrian-friendly shopping area and community, and increase convenience for local residents and workers of the neighborhood. The revitalized site will attract the interest of residents, and businesses as the area continues to be revitalized. As such, the project will contribute to and strengthen the economic identity of the surrounding area already within the Community Commercial designation.

7. **Charter Finding – City Charter Finding 556.** When approving any matter listed in Section 558, the City Planning Commission and the Council shall make findings showing that the action is in substantial conformance with the purposes, intent and provisions of the General Plan. If the Council does not adopt the City Planning Commission's findings and recommendations, the Council shall make its own findings.

The project site is located within the Northridge Community Plan, which is one of 35 community plans comprising the Land Use Element of the General Plan. The Community Plan designates the project site with the Medium Residential and Community Commercial land use designations, which lists the following corresponding zones: R3, and CR, C2, C4, RAS3, respectively. The site is presently zoned RA-1 (in consistent with the land use designation) and C2-1VL (consistent with the land use designation).

As proposed, the amendment would re-designate the northern portion project site from Medium Residential to Community Commercial, extend the Commercial Center "Special Boundary", and add the RAS4 Zone to be permitted only within the special boundary. The Commercial Center "Special Boundary" is shown on the Northridge Community Plan for commercially zoned properties along both sides of Reseda Boulevard north of Gresham Street and extends to the southern portion of the project site. The requested zone and height district change to (T)[Q]RAS4-1VL for the project site would be consistent with the adoption of the recommended plan amendments. The development of the project represents an opportunity to achieve the overarching goals of the Northridge Community Plan, which include improving the function, design, and economic vitality of the commercial corridors. As such, the proposed amendments would be in substantial conformance with the purpose, intent, and provisions of the General Plan to strengthen the commercial and economic base of the Community Plan area.

8. **Charter Finding – City Charter Finding 558.** The proposed Amendment to the Northridge Community Plan will be in conformance with public necessity, convenience, general welfare and good zoning practice.

The proposed amendment to the Northridge Community Plan would re-designate a portion of the project site from Medium Residential to Community Commercial, extend the special boundary and introduce the RAS4 zone within the Commercial Center boundary. These amendments, in conjunction with the requested zone change and height district change to (T)[Q]RAS4-1VL, would allow for the construction of a four-story mixed-use building, approximately 127,062 square-foot, with a proposed FAR of 1.89 to 1.

Public necessity, convenience and general welfare will be better served by adopting the proposed General Plan Amendment and corresponding Zone and Height District Changes, as they would allow the project to provide additional commercial floor area appropriate for

the site's location in an area that is located within a half-block of CSUN's west campus edge. Further, the increased floor area allows the project to better serve the needs of the community by conveniently offering a variety smaller commercial uses and apartments in close proximity to transit and bike lanes. The project includes several recreational amenities on all four floors for its residences and commercial uses which provide enough parking for retail, a restaurant, a coffee shop, and/or fitness studios to activate the sidewalks and capture foot traffic from the nearby bike lane, offices, and other multiple family residential. The increased commercial activity in the area will allow more employment opportunities, incentivize local spending and activity, create a pedestrian-friendly shopping area and community, and increase convenience for local residents and workers of the neighborhood. The revitalized site will attract the interest of student residents and businesses as the area continues to thrive. The additional floor area is also in furtherance of good zoning practice because it will be a better use of the site and will turn it into a focal point for community activity and interaction, improve the general welfare of the community and the City, and improve the design of the existing block while bringing a suite of modern amenities and features. Nationally, the United States Post Office is relaxing long term leases to operate out of smaller tenant spaces within shopping centers.

The project is in conformity with public necessity, convenience, general welfare and good zoning practice because it includes substantial infrastructure improvements and public and common open space. For example, the project will invest in the public realm by including new pedestrian amenities, improved streetscapes, and open space for project residents. The project would demolish an underutilized commercial space and surface parking lot, building up the land to a high intensity mixed-use project. However the infill development is expected to produce less traffic in comparison to the current post office use. Further, the project includes a courtyard open to the south and will include 31 trees on site in addition to street trees to be approved by the Urban Forestry Division of Public Works. These investments in the ground floor experience and common open space for residents use will promote pedestrian and bicycle linkages between the project and institutional uses in the community.

In addition to this, the proposed general plan amendments, zone change, and height district change are considered good zoning practice as the sites located directly to the west and south are currently designated Regional Community Commercial. Thus, the requests herein would create consistency within the surrounding area.

Entitlement Findings

- 9. Vesting Zone Change, L.A.M.C. Sec. 12.32 Q: The recommended vesting zone change is deemed necessary to protect the best interest of and assure a development more compatible with the surrounding property or neighborhood; to secure an appropriate development in harmony with the objectives of the General Plan; to prevent or mitigate potential adverse environmental affects of the zone change; or that public necessity, convenience or general welfare require that provisions be made for the orderly arrangement of the property concerned into lots and/or that provisions be made for adequate streets, drainage facilities, grading, sewers, utilities and other public dedications and improvement.**

As noted in Finding Nos. 1 and 2 above, the project complies with the General Plan Land Use Designation as granted herewith. Furthermore, the project allows the site to secure an appropriate development in harmony with the objectives of the General Plan, by retaining the General Plan Land Use Designation, keeping a commercial use along the ground floor of a commercial and transit corridor, and by providing a variety of housing options for diverse economic needs in the population.

The requested zone change and height district change from RA-1 and C2-1VL to (T)[Q]RAS4-1VL for the construction of a 127,062 square-foot, four-story, 45-foot tall mixed-use development to include 128 residential units (student housing) and 5,725 square feet of ground floor commercial uses, up to 240 subterranean parking spaces, and up to 157 bicycle spaces. The total Floor Area Ratio (FAR) of the proposed development is 1.89 to 1.

In addition to this, the proposed general plan amendments, zone change, and height district change are considered good zoning practice. Thus, the requests herein would create consistency within the surrounding area with regards to height, bulk, massing and circulation. Further, on December 7, 2016 the project was deemed complete and therefore not subject to Measure JJJ.

Zone Change 12.32.C.2: The adoption of the proposed land use ordinance will be in conformity with public necessity, convenience, general welfare and good zoning practice.

Public necessity, convenience and general welfare will be better served by adopting the proposed General Plan Amendments to Community Commercial within Commercial Center which would permit RAS4 within the special boundary and corresponding Zone and Height District Changes, as they would allow the project to provide additional floor area appropriate for the site's location in an area that is transforming with the development of new residential, commercial, and mixed-use land uses. Further, the increased floor area allows the project to better serve the needs of the community by conveniently offering a variety of uses in close proximity to transit and the university. The project includes ample common open space on the second through fourth floors for the residents and for the public where the ground floor commercial area activates the sidewalks and captures foot traffic. The increased commercial activity in the area will allow some employment opportunities, incentivize local spending and activity, create a pedestrian-friendly shopping area and community, and increase convenience for local residents and workers of the neighborhood. The revitalized site will attract the interest of residents, potential investors, and businesses as the area continues to revitalize. The additional floor area is also in furtherance of good zoning practice because it creates one cohesive development that can become a focal point for community activity and interaction, improve the general welfare of the community and the City, bringing a suite of modern amenities and features.

The project is in conformity with public necessity, convenience, general welfare and good zoning practice because it includes substantial infrastructure improvements and public and common open space. For example, the project will invest in the public realm by including new pedestrian amenities, improved streetscapes, and public open space as the building is setback from the sidewalk dedication. The mixed-use project will provide adequate parking spaces to serve the proposed uses, both residential and commercial. These investments in the ground floor experience will promote pedestrian and bicycle linkages between the project, the regional transit system, and the greater community.

“T” and “Q” Classification Findings (LAMC 12.32.G and Q). The current action, as recommended, has been made contingent upon compliance with new “T” and “Q” conditions of approval imposed herein for the Proposed Project. Such limitations are necessary to ensure the identified dedications, improvements, and actions are undertaken to meet the public's needs, convenience, and general welfare served by the required actions. The conditions that limit the scale and scope of future development on the site are also necessary to protect the best interests of and to assure a development more compatible with surrounding properties and the overall pattern of development in the community, to secure an appropriate development in harmony with the General Plan, and to prevent or mitigate the potential adverse environmental effects of the subject recommended action.

The project will provide a five-foot dedication along the Reseda Boulevard frontage to create 15-foot wide sidewalk with street trees, maintenance of the street lighting, and a driveway apron prior to the issuance of any building permits all to be guaranteed by the Bureau of Engineering, Urban Forestry Division of Street Services, Bureau of Street Lighting, Department of Transportation and the Fire Department through the "T" conditions. The project has also been conditioned through "Q" conditions to for site development, use, density, height and floor area which supports these findings. As such, the project complies with LAMC Section 12.32, C, G and Q for Vesting Zone Changes.

10. Site Plan Review Findings.

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

The project site is located within the Northridge Community Plan. The adopted Community Plan currently designates the subject property for Medium Residential and Community Commercial land uses, corresponding to the R3, and CR, C2, C4, RAS3 respectively. The site is zoned RA-1 and C2-1VL, which is partly inconsistent with its current land use designations. The applicant has requested a General Plan Amendment to the Community Plan for a portion of the site from Medium Residential to Community Commercial land use designation, to extend the Community Center (Special Boundary) to the north to include the entire site, and to add the RAS4 Zone as a corresponding zone to the Community Center boundary only, and a Zone Change and Height District Change from RA-1 and C2-1VL to (T)[Q]RAS4-1VL. There will be approximately 25,000 cubic yards of dirt to be exported through a haul route. In conjunction with the requests herein, the project would be in substantial conformance with the General Plan as it is reflected within the Northridge Community Plan.

The project improves the existing site by developing a new mixed-use building while maximizing the efficient use of the site by bringing a mix of commercial spaces to the public street frontage. The project is designed to maximize the ground floor of the building with the aforementioned commercial uses and improved streetscape adding to and enhancing the pedestrian experience of the neighborhood. The residential use on the upper levels of the building will much needed housing which will assist in the student housing need created by the University. The entrance to the parking garage is accessed through a one-driveway proposed at the north edge of the site. Though the project seeks a zone change and height district change in order to achieve a floor area ratio of 1.89 to 1, the uses proposed are consistent with the policies to reinforce commercial development, grow the economic base, and improve aesthetics.

The project has been designed with high quality architectural elements and will maintain and improve the strong street wall along Reseda Boulevard with modern designs to create a distinctive mixed-use building that will enhance the architectural diversity of this commercial center. The project is compatible with the adjacent building to the north and similar size with mixed-use a block to the southwest at 9423 Reseda Boulevard. However, the detail to the pedestrian area along the street frontage for the project exceeds the design of either comparison, as there is more attention given to this space.

The project provides for approximately 8,138 square feet of private open space and 17,387 square feet of common open space when currently the site provides for none. According to the applicant, only 16,275 square feet of open space is required. Of the new open space, approximately 4,069 square feet will be landscaped.

The project includes 157 bicycle spaces. Of the bicycle parking, 136 are long term and 21 are short term spaces. This combined with the proximity to public transit options could deter from vehicle trip and create a bicycle and pedestrian-friendly commercial environment.

The condition requiring EV ready parking spaces (installed with chargers) will support the adoption of low and zero emission transportation fuel sources by the project's occupants and visitors. The condition requiring solar panels will support the site's EV chargers and other site electrical uses to help reduce the site's dependence on fossil fuels and carbon generating public utility electrical power. Taken together, these conditions provide for the public welfare and public necessity by reducing the level of pollution or greenhouse gas emissions to the benefit of the neighborhood and City in response to General Plan Health and Wellness Element Policies 5.1 (reduce air pollution), 5.7 (reduce greenhouse gas emissions); Air Quality Element policy 4.2.3 (ensuring new development is compatible with alternative fuel vehicles), 5.1.2 (shift to non-polluting sources of energy in buildings and operations); Mobility Element Policy 4.1 (expand access to transportation choices) and 5.4 (encourage adoption of low emission fuel sources, new mobility technology and supporting infrastructure). The solar and EV conditions are also good zoning practice because they provide a convenient service amenity to the occupants or visitors who use electric vehicles and utilize electricity on site for other functions. These conditions allow the project to improve the health, wellness, air and mobility of the neighborhood, but within the context of the project's proposed density, uses, and features.

Therefore the project is in conformance with the purposes, intent and provisions of the General Plan and Northridge Community Plan.

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

The arrangement of the proposed development is consistent and compatible with existing and future development in neighboring properties. The project site has a frontage of approximately 240.26 feet along Reseda Boulevard and a 290.2 foot depth. The site has an access easement along the eastern property line with the abutting lot on the south. The existing leased post office building on site went through a Historic Resource Assessment and was determined to be ineligible for individual listing under any federal, state and local edibility criterion although listed on SurveyLA. The proposed project involves the demolition of an existing post office building and surface parking lot for the development of a new mixed-use facility. The completed project would consist of a four-story, approximately 45-foot high, 127,062 square-foot, mixed-use development, resulting in 128 residential units and 5,725 square feet of commercial space and two levels of subterranean parking including 240 vehicle spaces and 157 bicycle spaces.

The following project elements were designed in a manner that is compatible with both existing and future development of the surrounding area:

Height/Massing

The proposed building will be four stories and approximately 45 feet in height. With the requested zone and height district change to (T)[Q]RAS4-1VL, the project is permitted

to be built unlimited 50-foot height, but is limited to an FAR of 3 to 1. The total proposed FAR for the building is 1.89 to 1, consistent with surrounding development.

Surrounding uses include a four-story 47-unit apartment building (with four unit set aside for very low income) to the north on the corner in the R3-1 Zone, on the east fronting Halstead Street is a two-story 39-unit apartment building and a three-story 37-unit condominium fronting Plummer Street both in the R3-1 Zone, to the south and across the street to the west are commercial shopping centers with surface parking lots in the C2-1VL and P-1VL Zones, and to the southwest is a three-story office building. Beyond the multiple-family to the east is the California State University, Northridge (CSUN). While the building is taller than older existing commercial and residential development in the immediate area, it is about the same height at the newer apartment building abutting on the north.

Building Materials

The project employs a distinguishable and attractive building design by utilizing a variety of building materials and distinctive architectural features to add visual interest and to convey both the commercial and residential uses of the building. The first floor frontage is almost all glass allowing for a visible commercial floor. There are vertical elements and repetition of upper floors, yet vertical architectural projections provide interest to the overall façade rhythm. Smaller grid designs infill this framework, evoking a modern feel to the building that complements the first floor, but sets it apart from the remaining levels above.

Setbacks

The setbacks applicable to the project are established under LAMC Section 12.11.5. The building frontages will be set back variable widths greater than the required 5-foot minimum as the design allows for open areas to congregate along the west property line. The north elevation is setback 30 feet to allow for ingress and egress compliant with the Department of Transportation's circulation condition. The rear yard (east elevation) is set back 20 feet to allow for the fire lane. The south elevation is set back 5 feet. Therefore, the proposed setbacks for the project are consistent with the requirements of the LAMC.

Parking & Loading Areas

The project is required to provide 182 residential parking spaces (51 spaces for less than 3 habitable rooms, 69 spaces for 3 habitable rooms, and 62 for more than 3 habitable rooms) and 58 commercial parking spaces at a ratio of one space per 250 square feet of retail floor area, one space per 100 square feet of restaurant/coffee shop/gym, and one space per 500 square feet of office space. Additionally the applicant is providing a one residential long term bicycle stall for each unit (128 total), 13 short-term residential bicycle spaces, and 16 commercial bicycle spaces (8 short-term and 8 long-term) for a minimum total of 157 bicycle stalls.

The vehicular entry driveway has been designed to accommodate the loading area, just past the garage entrance along the north property line. The applicant stated there is an existing easement along the east property with the owners of the property abutting on the south. This is shown as a designated Fire Lane on the Landscape Plan.

Lighting & Building Signage

Lighting and signage will be provided per LAMC requirements. The project utilizes pedestrian lighting to encourage and extend safe pedestrian activities into the evening. Lighting would be shielded downward and/or away from adjacent uses, including lighting for outdoor terraces. The use of pole-mounted lighting or floodlights is not anticipated, according to the applicant. Project lighting would also include visible interior light emanating from the ground-level commercial uses, architectural lighting to highlight architectural features of the retained portions of the existing building, and decorative lighting within the pedestrian plazas and seating areas. Additionally, the project is conditioned to require outdoor lighting to shine downward, be installed with shielding, and be directed onto the project site, so that the light source does not directly illuminate any adjacent properties or the above night skies. As the parking area is completely within two levels garage, vehicles or their operating headlights are not anticipated to be an illumination concern on adjacent uses.

Visual clutter is reduced by placing signs so as not to obscure architectural elements or interfere with building design. Project site signage would include building address identification, commercial retail, wayfinding, and security markings. Commercial Signage is unified across a single horizontal band and building design is such so as to create a cohesive street frontage. As conditioned off-site commercial signage on construction fencing during construction is prohibited. Commercial signage would minimize glare from fixtures to compliment architectural features and reduce the potential for light spillover, and no off-site signage is proposed.

Landscaping

Open space and landscaping opportunities are utilized on the site in open areas not used for circulation, building, driveways, and parking. The project will add approximately 17,387 square feet of open space (only 16,275 square feet is required of the LAMC) when currently the site provides for no open space. Open space amenities will include 61 private balconies, 32 trees, a courtyard (south facing pool), paseo, roof deck (fourth floor interior and facing the courtyard), plaza, three fitness rooms (first, second, and third floors north of the courtyard), and shower cabana (south of the proposed pool buffering the courtyard from the commercial buildings on the south). The project will also provide landscaping in a ground floor public space and on terraces on higher levels and will add additional street trees to create a pleasant view and provide adequate shade for pedestrians and bike lane uses. Planter boxes on the podium deck have been conditions to be 48-inches in height to allow for development of mature trees which will provide greater shade.

Trash Collection

All trash and recycling areas are conditioned to be enclosed and not visible to the public. Trash collection will take place internal to the project site from the driveway on the north side of the site.

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

- c. **That any residential project provides recreational and service amenities in order to improve habitability for the residents and minimize impacts on neighboring properties.**

The project provides several recreational and service amenities for the residents of the project. The building provides a passive 1,142 square foot deck on the top floor (fourth floor), three recreation rooms on the second through third floor, a 12,215 square foot courtyard which includes a spa, pool, shower cabana, landscaped planters and hardscape, all of which are recreational spaces for the residents. Additionally, about half the units have private balconies (50 square feet each totaling 3,050 square feet). Electronic Vehicle parking spaces will be provided onsite, which provides an opportunity for a reduction of air pollutants and flexibility for parking usage, especially as a future demand for electric vehicles is expected, providing a service amenity for the residents. The neighborhood serving commercial along the frontage of the mixed-use building could also service as an amenity as the building is set back from the sidewalk edge to allow for seating within the public realm. As such, the project provides recreational and service amenities to improve habitability for the residents and to minimize impacts on neighboring properties.

Environmental Findings

11. **Environmental Finding.** The City of Los Angeles adopted Mitigated Declaration, No. ENV-2015-3703-MND, prepared for the project, and adopted a Mitigation Monitoring Program, and made all mitigation measures enforceable conditions on the project. The decision-maker found, in its independent judgment, after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2015-3703-MND, as circulated on January 18, 2018, ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment.
12. **Flood Insurance.** The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in X Zone (Outside the Flood Zone).

RESOLUTION

WHEREAS, the subject project is located within the area covered by the Northridge Community Plan adopted by the City Council on February 24, 1998; and

WHEREAS, the City Planning Commission recommended approval of a General Plan Amendment to amend the Northridge Community Plan to re-designate a portion of the subject property at 9546 N. Reseda Boulevard from Medium Residential to Community Commercial, extend the Community Center (Special Boundary), add the RAS4 Zone within the Community Center boundary only, and remove of the "PO" Post Office symbol from the Map and legend;

WHEREAS, the approved project is for the construction, use, and maintenance of a four-story, 45-foot high, 127,062 square-foot mixed-use building containing 128 residential units (student housing) and 5,725 square feet of ground floor commercial uses;

WHEREAS, the City Planning Commission at its meeting on February 22, 2018 approved the General Plan Amendments and recommended approval by the City Council of a General Plan Amendments over the subject property and to the Northridge Community Plan; and

WHEREAS, pursuant to the provisions of the Los Angeles City Charter, the Mayor and City Planning Commission have transmitted their recommendations; and

WHEREAS, the requested General Plan Amendment is consistent with the intent and purpose of the adopted Northridge Community Plan to designate land use in an orderly and unified manner; and

WHEREAS, the Community Commercial land use designation and the (T)[Q]RAS4-1VL Zone and Height District will allow the project as described above which is consistent with the Plan and Zone;

WHEREAS, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2015-3703-MND, as circulated on January 18, 2018, ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; the City Planning Commission found the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; found the mitigation measures have been made enforceable conditions on the project; and adopted the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration; and,

NOW, THEREFORE, BE IT RESOLVED that the Citywide General Plan Map and Northridge Community Plan be amended as shown on the attached General Plan Amendment map.

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City of Los Angeles

