PLANNING DEPARTMENT TRANSMITTAL
TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
VTT-74129-CN-2A	ENV-2018-2127-CE	5 - Koretz
PROJECT ADDRESS:		
1220-1226 South Bedford Street		
APPLICANT	**TELEPHONE NUMBER:**	**EMAIL ADDRESS:**
Carl Steinberg ETCO Homes 8447 Wilshire Blvd, Suite 400 Beverly Hills, CA 90211 ☐ New/Changed	310-691-5500	
APPLICANT'S REPRESENTATIVE	**TELEPHONE NUMBER:**	**EMAIL ADDRESS:**
Neil Brower Jeffer Mangels Butler & Mitchell LLP 1900 Avenue of the Stars, 7th Floor Los Angeles, CA 90067	310-712-6833	nbrower@jmbm.com
APPELLANT	**TELEPHONE NUMBER:**	**EMAIL ADDRESS:**
Keith Nakata 811 N Croft Ave Los Angeles, CA 90069	323-653-0455	keithnakata@earthlink.net
APPELLANT'S REPRESENTATIVE	**TELEPHONE NUMBER:**	**EMAIL ADDRESS:**
PLANNER CONTACT INFORMATION:	**TELEPHONE NUMBER:**	**EMAIL ADDRESS:**
Jordann Turner	213-978-1334	jordann.turner@lacity.org
ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION		

FINAL ENTITLEMENTS NOT ADVANCING:

N/A

ITEMS APPEALED:

Vesting Tentative Tract

ATTACHMENTS:	REVISED:	ENVIRONMENTAL CLEARANCE:	REVISED:
☑ Letter of Determination	☐	☑ Categorical Exemption	☐
☑ Findings of Fact	☐	☐ Negative Declaration	☐
☑ Staff Recommendation Report	☐	☐ Mitigated Negative Declaration	☐
☑ Conditions of Approval	☐	☐ Environmental Impact Report	☐
☐ Ordinance	☐	☐ Mitigation Monitoring Program	☐
☐ Zone Change Map	☐	☐ Other _____	☐
☐ GPA Resolution	☐		
☐ Land Use Map	☐		
☐ Exhibit A - Site Plan	☐		
☑ Mailing List	☐		
☐ Land Use	☐		
☐ Other _____	☐		

NOTES / INSTRUCTION(S):

Related Case VTT-74129-CN-1A

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:

April 1, 2019	**4 - 0**
LAST DAY TO APPEAL:	**APPEALED:**
April 1, 2019	**Yes**
TRANSMITTED BY:	**TRANSMITTAL DATE:**
Rafael Vega **Commission Executive Assistant**	**April 1, 2019**

CENTRAL LOS ANGELES AREA PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300
www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: MAR 19 2019

Case No. VTT-74129-CN-1A Council District: 5 - Koretz
CEQA: ENV-2018-2721-CE
Plan Area: Hollywood
Related Case: DIR-2014-4762-DB-1A; DIR-2018-2720-WDI

Project Site: 1220 – 1226 South Bedford Street

Applicant: Carl Steinberg, ETCO Homes
Representative: Neill Brower, Jeffer Mangels Butler & Mitchell LLP

Appellant: Keith Nakata

At its meeting of **March 12, 2019**, the Central Los Angeles Area Planning Commission took the actions below in conjunction with the approval of the following project:

A Vesting Tentative Tract for the merger and re-subdivision of two lots into one ground lot and 26 condominium units for the construction of a 26-unit multi-family residential building on a 14,612 square-foot site in the [Q]R3-1 Zone.

1. **Determined**, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15332 (Class 32), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Denied** the appeal and **sustained** the January 11, 2019, Deputy Advisory Agency determination to approve, pursuant to Section 17.03, of the Los Angeles Municipal Code, a Vesting Tentative Tract for the merger and re-subdivision of two lots into one lot and a 26-unit residential condominium building; and
3. **Adopted** the Conditions of Approval and findings of the Deputy Advisory Agency.

The action was taken by the following vote:

Moved: Schultz
Second: Gold
Ayes: Barraza, Chung Kim
Absent: DelGado

Vote: **4 - 0**

Rocky Wiles, Commission Office Manager

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

Effective Date/Appeals: The decision of the Central Los Angeles Area Planning Commission is appealable to the City Council within 10 days of the mailing date of this letter. The filing of an appeal stays proceedings in the matter until the appellate body makes a decision. An appeal not filed within the 10-day period shall not be considered by the City Council and the decision of the Central Los Angeles Area Planning Commission will become final and effective upon the close of the 10-day appeal period.

Appeals shall be filed on forms provided at the Planning Department's Development Service Center 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: MAR 2 9 2019

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) **is not further appealable** and the decision is final.

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: Deputy Advisory Agency Letter of Determination dated January 11, 2019.

c: Jordann Turner, City Planner
Nick Ayars, City Planning Associate

ESTINEH MAILIAN
INTERIM CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS
JACK CHIANG
HENRY CHU
THEODORE L. IRVING
ALETA D. JAMES
FRANKLIN N. QUON
CHARLES J. RAUSCH, Jr.
FERNANDO TOVAR
DAVID S. WEINTRAUB
MAYA E. ZAITZEVSKY

CITY OF LOS ANGELES
CALIFORNIA

ERIC GARCETTI
MAYOR

DEPARTMENT OF CITY PLANNING

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http://planning.lacity.org

November 14, 2018

Robert Goldberg (A)(O)
8637 North Valley Circle Boulevard
Los Angeles, CA 91304

Rosemary Medel (R)
Kimberlina Whettam & Associates
241 South Figueroa Street, #370
Los Angeles, CA 90012

CASE NO. ZA 2017-3906-ZAD
ZONING ADMINISTRATOR'S DETERMINATION
8637 North Valley Circle Boulevard
Chatsworth-Porter Ranch
Zone: RE20-1
D. M.: 195A091
C. D.: 12
CEQA: ENV-2017-3908-CE
Legal Description: Lots 1 & 2, Tract 9889

Pursuant to CEQA Guidelines Section 15601, I hereby DETERMINE:

based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 1, Article III, Class 3, Category 1, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24X.28, I hereby DISMISS:

a determination to permit an addition to an existing single-family dwelling on a lot that does not have a vehicular access route from a street improved with a minimum 20-foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area, as required by LAMC Section 12.21C.10(i)(3), because it is not required per the Bureau of Engineering, because the driveway access is from Valley Circle Boulevard which has a roadway width of 30 feet.

Pursuant to LAMC Section 12.24X.28, I hereby APPROVE IN PART/DENY IN PART:

a determination to permit an addition to an existing single-family dwelling on a lot fronting two Substandard Hillside Limited Streets that are improved to a roadway width of less than 20 feet as required by LAMC Section 12.21C.10(i)(2).

Pursuant to LAMC Section 12.24X.28, I hereby APPROVE:

a determination to permit a two-story addition with a ten-foot side yard, instead of an 11-foot side yard as required in the RE20 Zone by LAMC Section 12.21C.10(a).

Upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.

2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.

3. 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 Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

4. 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.

5. 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.

6. Within 30 days of the effective date of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center for attachment to the subject case file.

7. Approved herein is the construction of a 1,215 square-foot, two-story addition with an attached two-car garage to an existing two-story, single-family dwelling on a lot fronting two Substandard Hillside Limited Streets. On-site dedications and improvements along Oakmont Place shall be provided. On-site street improvements on Limerock Trail have been waived. The northerly side yard setback shall be 10 feet. No other deviations from LAMC requirements were requested or approved.

8. The project shall comply with all of the conditions required in the Department of Building and Safety Grading Division's Geology and Soils Report approval letter dated May 4, 2016.

9. Prior to any sign-off of plans by the Development Services Center, the plot plan and the landscape plan shall be submitted to the Fire Department for review of compliance with the LAMC fire protection provisions for hillside dwellings.

10. Construction activity shall be limited to Monday through Friday, between the hours of 8 a.m. to 6 p.m. Exterior construction work at any other time is strictly prohibited. However, interior construction work may be conducted on Saturdays between the hours of 8 a.m. and 6 p.m. Excess exterior illumination of the site through the use of flood lights and/or similar lighting devices is strictly prohibited after 6 p.m. on any day of the week.

11. "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit from the project site in each direction.

12. Flag persons with radio control and warning signs shall be in compliance with the latest edition of the "Work Area Traffic Control Handbook." Flag persons provided at the job site shall assist trucks in and out of the project area.

13. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously. All equipment shall be kept in good operating condition and muffled as required by law.

14. Any removal of protected trees first requires approval from the Board of Public Works. A Tree Report shall be submitted to the Urban Forestry Division of the Bureau of Street Services, Department of Public Works, for review and approval prior to implementation of the Report's recommended measures.

15. The applicant shall identify a construction manager and provide a telephone number for any inquiries or complaints from residents regarding construction activities. Prior to the commencement of site excavation and construction activities, the phone number and the name of the contact person shall be provided to the property owners/residents on the adjoining properties. The contact information shall be posted on the site so that it is visible to any interested party.

16. Truck traffic directed to the project site for the purpose of delivering materials, construction-machinery, any delivery of fill material or removal of graded soil shall be limited to the hours beginning at 9:00 a.m. and ending at 3:00 p.m., Monday through Friday only. Hauling operations on Saturdays, Sundays, or on state or federal designated holidays is strictly prohibited.

17. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

    Applicant shall do all of the following:

    (i) 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.

(ii) 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.

(iii) 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).

(iv) 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 (ii).

(v) If the City determines it necessary to protect the City's interests, 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, commission, committees, employees and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims or lawsuits. Actions includes 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.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

TRANSFERABILITY

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent upon you to advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

> "A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its Conditions. The violation of any valid Condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code."

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than $2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Municipal Code. The Zoning Administrator's determination in this matter will become effective after NOVEMBER 29, 2018, unless an appeal therefrom is filed with the Department of City Planning. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections and incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before

the above date or the appeal will not be accepted. **Forms are available on-line at http://planning.lacity.org**. Public offices are located at:

Figueroa Plaza	**Marvin Braude San Fernando**	**West Los Angeles**
201 North Figueroa Street	**Valley Constituent Service Center**	**Development Services**
4th Floor	6262 Van Nuys Blvd., Room 251	1828 Sawtelle Blvd., 2nd Floor
Los Angeles, CA 90012	Van Nuys, CA 91401	West Los Angeles, CA 90025
(213) 482-7077	(818) 374-5050	(310) 231-2912

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

NOTICE

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

FINDINGS OF FACT

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

BACKGROUND

The subject property is an irregular-shaped, downslope though lot consisting of two tied parcels totaling approximately 18,290 square feet and zoned RE20-1. The lot has approximately 62 feet of frontage along Valley Circle Boulevard to the east and approximately 160 feet of frontage (depth) along Oakmont Place to the south and 110.5 feet of frontage along Limerock Trail to the west. The lot has a variable depth of 160 to 198 feet. Vehicular access to the site is from two driveways off of Oakmont Place. The site is improved with a two-story, single-family dwelling constructed in 1938 and an accessory dwelling unit. The site is located within a Hillside Area, Very High Fire Hazard Severity Zone, High Wind Velocity Zone, Urban and Built-up Land Area, Urban Agriculture Incentive Zone, Bureau of Engineering Special Grading Area and is located 9.7 kilometers from the Simi-Santa Rosa Fault Zone. The site is located within the Valley Circle Boulevard-Plummer Street Scenic Corridor Specific Plan Area.

Adjacent properties to the west and to the north are single-family dwellings, zoned RE20-1. Directly east of the site is the Chatsworth Nature Preserve, zoned (Q)OS-1XL. To the south is a lot also owned by the applicant with a structure zoned A1-1.

Valley Circle Boulevard is an Avenue II with a width of 56 feet and is improved with a 30-foot wide asphalt roadway only.

Oakmont Place is a Substandard Hillside Limited Street with a variable width of 10 to 20 feet and is improved with a less than 20-foot asphalt roadway only.

Limerock Trail is a Substandard Hillside Limited Street with a width of approximately 10 feet with a less than 20-foot wide asphalt roadway only.

Previous zoning related actions on the site/in the area include:

Subject Property

Certificate of Occupancy No. 56272- Issued May 20, 2010 for accessory living quarters with workshop and patio accessory to a dwelling.

Surrounding Properties

ZA-2009-196-ZAD- On October 19, 2009, the Zoning Administrator approved an addition to a single-family dwelling fronting a street which does not have a minimum 20-foot wide continuous paved roadway from the driveway apron to the boundary of the Hillside Area in the A1-1 Zone, located at 8614 North Valley Flores Drive.

ZA-2008-4865-ZAD- On September 23, 2009, the Zoning Administrator dismissed a ZAD to permit the use of a property on a vacant lot fronting a substandard Hillside Limited Street improved to a width of less than 20 feet adjacent to the subject property, approved a ZAD granting the use of a lot fronting a Substandard Hillside Limited Street improved to less than a 20-foot wide continuous paved roadway width from the driveway apron to the boundary of the hillside area and granting an encroachment of a side yard of 8 feet in lieu of 11 feet at 8565 Hillcroft Drive.

ZA-2007-4163-ZAD- On February 12, 2009, the Zoning Administrator denied a ZAD to permit the construction of a single-family dwelling fronting on a Substandard Hillside Limited street improved to a width of less than 20 feet adjacent to the property and approved a ZAD to allow the construction of a single-family dwelling fronting on a Substandard Hillside Limited Street which does not have a vehicular access route from a street improved with a minimum 20-foot wide continuous paved roadway from the driveway apron that provides access to the dwelling to the boundary of the Hillside Area at 8676 Valley Flores Drive.

ZA-2008-1062-ZAA-ZAD- On February 11, 2009 the Zoning Administrator denied an adjustment for an over in height retaining wall in the front yard, approved an over height wall in in the side yard and approved a single-family dwelling on a lot which does not have vehicular access route from a street improved with a minimum 20 foot wide CPR to the boundary of the Hillside Area at 8751 Chatlake Drive.

Public Hearing

The public hearing was September 17, 2018 in the Marvin Braude Constituent Services

Center in Van Nuys.

Rosemary Medel, representative:

- Addition with a garage- access from Valley Circle Boulevard
- House did not have a garage
- Design complements the existing architecture

Robert Leese, architect:

- Owners lived in a small two-story house for 38 years
- Need a garage
- House was remodeled a long time ago
- This addition will match existing house
- Mature trees on the property
- The new driveway will snake through the trees.
- Not removing any trees
- Requesting a 10-foot setback, required to provide 11 feet
- There will be room to plant one to two more trees in between the house and neighbors house
- Windows on side facing the neighbors will be sandblasted glass for privacy (not see-through)
- The addition is the footprint of the garage- optimum access from Valley Circle
- We are in plan check and got approval from Engineering regarding access on Valley Circle and not requiring/ providing dedication on Oakmont Place

Mr. Goldberg, property owner:

- The height of the addition is lower than the existing house
- Used to have a one-car garage with access from Oakmont Place

Correspondence

On August 23, 2018, the City received correspondence that the West Hills Neighborhood Council raised no objections to the requested entitlements.

FINDINGS

In order for a deviation from the zoning regulations to be granted, all of the legally mandated findings delineated in LAMC Section 12.24X must be made in the affirmative. Following (highlighted) is a delineation of the findings and the application of the relevant facts to same:

1. **The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region**.

   The subject property is an irregular-shaped, downslope through lot consisting of two

tied parcels totaling approximately 18,290 square feet and zoned RE20-1. The lot has approximately 62 feet of frontage along Valley Circle Boulevard to the east 160 feet of frontage (depth) along Oakmont Place to the south and 110.5 feet of frontage along Limerock Trail to the west. The lot has a variable depth of 160 to 198 feet. The property is developed with a 1,821 square-foot, two- story, single-family dwelling constructed in 1938 and a 1,220 square-foot accessory living quarters with workshop and patio built in 2010. The site is located within a Hillside Area, Very High Fire Hazard Severity Zone, High Wind Velocity Zone, Urban and Built-up Land Area, Urban Agriculture Incentive Zone, Bureau of Engineering Special Grading Area and is located 9.7 kilometers from the Simi-Santa Rosa Fault Zone. The site is located within the Valley Circle Boulevard-Plummer Street Scenic Corridor Specific Plan.

The property is not subject to the provisions of the Valley Circle Boulevard-Plummer Street Scenic Corridor Specific Plan, as this Plan only applies to subdivisions or parcel maps within 1,500 feet of the right-of-way of Valley Circle Boulevard from Roscoe Boulevard to Plummer Street and of Plummer Street from Valley Circle Boulevard to Topanga Canyon Boulevard. The project is not a subdivision or parcel map, therefore the Specific Plan does not apply. The property is subject to the Baseline Hillside Ordinance ("BHO") which was adopted to preserve the character of single-family hillside neighborhoods and to protect neighborhoods from out-of-scale residential development. Property owners who want to deviate from the BHO development standards may apply for limited relief if the required findings can be made in the affirmative.

The applicant is proposing to construct a 1,215 square-foot two-story addition with an attached two-car garage and interior remodel to an existing two-story single-family dwelling. The maximum height of the building will be 23 feet as viewed from Valley Circle Boulevard. Driveway access will be from Valley Circle Boulevard.

The applicant has requested a determination to permit the dwelling to have a reduced side yard of 10 feet in lieu of the required 11 feet per LAMC Section 12.21C.10(a). Per the Code, the side yard setback for an RE20 Zone shall be not less than 10 feet. An additional provision for buildings and structures greater than 18 feet in height states that one additional foot shall be added to each required side yard for each increment of 10 feet or fraction thereof above the first 18 feet. The height of the proposed addition is 23 feet, therefore the required side yard setback would be 11 feet. The reduced side yard setback is necessary for the applicant to construct a two-car garage to the appropriate development standards and for the accompanying driveway to allow vehicular access to the site from Valley Circle Boulevard. The side yard reduction still meets the base setback requirement of 10 feet for lots zoned RE20 and is greater than the minimum requirement of 4 feet for Zoning Administrator determinations.

The applicant has also requested determinations to deviate from the BHO requirement to provide on-site and off-site street widening and improvements pursuant to LAMC Sections 12.21C 10(i)(2) and 12.21C.10(i)(3). The Zoning Administrator has dismissed the request for off-site widening from the driveway apron to the boundary of the hillside area (continuous paved roadway/("CPR"). The Bureau of Engineering (BOE) indicated that the improvement is not required

because the driveway is proposed on Valley Circle Boulevard and is improved to a width of over 20 feet. If the driveway fronts Oakmont Place or Limerock Trail the CPR is less than 20 feet and would be required.

BOE is requiring the property owner dedicate eight feet of land and improve Oakmont Place on the south side of the lot. Oakmont Place is a Substandard Hillside Limited Street with an approximately 10-foot wide asphalt roadway. On-site widening of Oakmont Place is feasible and will incrementally improve Oakmont Road. It will provide for safer vehicular access on Oakmont Road from Valley Circle Boulevard to Limerock Trail. That is very important in light of the project's location in a Very High Fire Hazard Severity Zone. BOE is also requiring the applicant dedicate and widen 18 feet along Limerock Trail. Limerock Trail is a Substandard Hillside Limited Street with an approximately 10-foot asphalt roadway. The Zoning Administrator is waiving the on-site improvements along Limerock Trail as it is only accessed by one single-family dwelling and the applicant does not have any access along Limerock Trail. The dedication and improvement would require extensive grading that would cause undue hardship on the owner and disrupt the natural landscape. The subject grant allows the applicant to construct an addition to the existing dwelling while providing the necessary street improvements along Oakmont Place only.

Conditions have been imposed as part of this grant to ensure that during temporary construction activities, neighbors are informed of building schedules and that a staging/parking area is provided for construction. A contact person and phone number are required to be provided to adjoining neighbors and are to be posted on the site for any other interested party. As conditioned, the construction of the addition to an existing single-family dwelling with street improvements along Oakmont Place will enhance the built environment in the surrounding neighborhood.

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

The project is located on North Valley Circle Boulevard north of Oakmont Place and directly west of the Chatsworth Nature Preserve in West Hills. The downslope of the property has a 55-foot difference in elevation from the rear property line at Limerock Trail to Valley Circle Boulevard. The subject property is located in a Hillside Area, Very High Fire Hazard Severity Zone, High Wind Velocity Zone, Urban and Built-up Land Area, Urban Agriculture Incentive Zone, Bureau of Engineering Special Grading Area, and 9.7 kilometers from the Simi-Santa Rosa Fault Zone. Surrounding properties are zoned RE20-1 and A1-1 and are developed with one- and two-story dwellings. Directly to the east across Valley Circle Boulevard is the Chatsworth Nature Preserve zoned [Q]OS-1XL. The applicant also owns the parcel abutting the property to the south of the site zoned A1-1 developed with an unpermitted structure (constructed between 2011 and May of 2012).

The applicant is proposing to construct a 1,215 two-story addition including a two-car garage to an existing 1,821 square-foot two-story, single-family dwelling. The structure will be 23 feet in height with 2,468 square feet of residential floor area

(RFA). The total RFA of for the dwelling and accessory structure is 3,472 square feet and the maximum RFA permitted according to the slope band analysis is 5,480.31 square feet. The applicant is requesting a 10-foot side yard setback in lieu of the 11 feet as required by the LAMC. Two signatures of consent have been provided from adjoining neighbors (to the north and west) raising no objection to the requested side yard reduction. No letters of opposition were submitted to the file. Approval of this entitlement will not have a negative effect on adjacent properties or the surrounding neighborhood.

Providing for on-site improvements along Oakmont Place will benefit the surrounding neighbors and create safer access. Off-site improvements will not be required because the driveway access will be from Valley Circle Boulevard. A review of cases in the immediate surrounding area found no waivers of on-site improvements. The applicant is required to construct the on-site street improvements per Bureau of Engineering standards. Dedicating and improving the adjacent roadway will improve emergency access and vehicular circulation on Oakmont Place. No other LAMC deviations were requested or approved herein.

The grant includes conditions to ensure that the associated construction, noise, traffic, and grading of the property is not a nuisance to neighboring property owners. As conditioned, the proposed project will not adversely affect or further degrade adjacent properties, the surrounding neighborhood or the public health, welfare and safety.

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

The General Plan is the City's roadmap for future growth and development. The General Plan Elements establish goals, policies, purposes, and programs that provide for the regulatory environment in managing the City, and for addressing environmental concerns and problems. The majority of the policies derived from these elements are in the form of Los Angeles Municipal Code requirements. Except for the entitlements described herein, the project does not propose to deviate from any other Los Angeles Municipal Code requirements. The General Plan is comprised of the Framework Element, seven state-mandated elements, and four additional elements adopted by the City Council. The Framework Element establishes the broad overall policy and direction for the General Plan. The Housing Element of the General Plan further promotes the development, preservation, and enhancement of quality residential neighborhoods. Approval of the project is in substantial conformance with the following Framework Element housing goals and objectives:

Objective 3.5: Ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development.

Goal 4A: An equitable distribution of housing opportunities by type and cost accessible to all residents of the City.

Objective 4.4: Reduce regulatory and procedural barriers to increase housing production and capacity in appropriate locations.

The Housing Element provides a plan for the City's existing and future housing needs to ensure a range of housing choices for residents of all income levels. The Housing Element determined the City was "facing an unprecedented housing crisis" due to the high demand for housing and the lack of affordable options. The Housing Element provides decision makers policy guidance to evaluate discretionary housing applications. The approval conforms to the following goals and objectives in the Housing Element:

Goal 1: A City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy, sanitary and affordable to people of all income levels, races, ages, and suitable for their various needs.

Objective 1.5: Reduce regulatory and procedural barriers to the production and preservation of housing at all income levels and needs.

The Land Use Element of the City's General Plan divides the City into 35 Community Plan areas. The Chatsworth-Porter Ranch Community Plan designates the property Very Low I Residential with corresponding zones of RE20 and RA. The subject property is zoned RE20-1. The site is located within the Valley Circle Boulevard-Plummer Street Scenic Corridor, however the Specific Plan indicates that its standards are only "applicable to any subdivision or parcel map within 1,500 feet of the right-of-way of Valley Circle Boulevard from Roscoe Boulevard to Plummer Street and of Plummer Street from Valley Circle Boulevard to Topanga Canyon Boulevard." The Chatsworth-Porter Ranch Community Plan is "intended to promote an arrangement of land use, circulation, and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the Community, within the larger framework of the City..." The project has been conditioned to comply with the following residential Community Plan residential objective for hillside projects:

Objective 3: To encourage the preservation and enhancement of the varied and distinctive residential character of the Community. In hillside residential areas to:

(a) minimize grading as to retain the natural terrain and ecological balance;
(b) provide a standard of land use intensity and population density which will be compatible with street capacity, public service facilities and utilities, and topography and in coordination with development in the remainder of the City.

As conditioned, the applicant's request to construct an addition to an existing single-family dwelling with a reduced side yard setback while providing necessary on-site improvements on Oakmont Place substantially conforms to the purpose, intent, and

provisions of the General Plan and Chatsworth-Porter Ranch Community Plan.

4. **The request is in conformity with the public necessity, convenience, general welfare, and good zoning practice and that the action will be in substantial conformance with the various elements and objectives of the General Plan.**

The Chatsworth-Porter Ranch Community Plan designates the property for Very Low I Residential land use with corresponding zones of RE20 and RA. Oakmont Place is a Substandard Hillside Limited Street with a variable width of 10 to 20 feet and is improved with a less than 20-foot asphalt roadway only. Limerock Trail is a Substandard Hillside Limited Street with a width of approximately 10 feet with a less than 20-foot wide asphalt roadway only. The Zoning Administrator dismissed the request for off-site improvements because driveway access will be from Valley Circle Boulevard and has approved a waiver of on-site improvements along the west side of the property along Limerock Trail. The applicant is required to dedicate and improve Oakmont Place adjacent to the site. Bureau of Engineering has required an 8 foot dedication. As conditioned, the 1,215 square-foot addition to an existing single-family dwelling on a lot zoned and designated for such use can be deemed to be in conformity with public necessity, convenience, general welfare, and good zoning practice.

a. **The vehicular traffic associated with the building or structure will not create an adverse impact on street access or circulation in the surrounding neighborhood.**

The proposed project will enlarge an existing dwelling that was constructed prior to the hillside street access requirements. The property is surrounded by Substandard Hillside Limited Streets to the east south and to the west. Oakmont Place and Limerock Trail are paved with an approximately 10 foot-wide asphalt roadway. The Zoning Administrator has waived the on-site improvements to Limerock Trail, but is required to improve Oakmont Place to BOE standards adjacent to the subject property. This dedication and improvement will ensure that there is adequate room for vehicular traffic, including construction vehicles and emergency vehicles, to access the area. The project will provide a two-car garage, and will construct a driveway to be accessed off Valley Circle Boulevard and reduce traffic on Oakmont Place. As conditioned, the vehicular traffic associated with the existing dwelling will not create an adverse impact on street access or circulation in the surrounding neighborhood.

b. **The building or structure will not be materially detrimental or injurious to the adjacent property or improvements and will not have a materially adverse impact on the surrounding neighborhood.**

The property is developed with a single-family dwelling. Adjacent properties are developed with single-family dwellings zoned RE20 and RA. The proposed remodel and addition has been granted a 10-foot side yard setback in lieu of 11 feet and conforms to all other LAMC and BHO regulations. The property is located within Hillside Area and a Very High Fire Hazard Severity Zone. The

site plan is subject to approval and review by the Fire Department. No evidence was submitted that the construction of the addition will be materially detrimental to the adjacent properties or improvements. Two abutting property owners signed letters in support of the project. As conditioned, the proposed dwelling will not be materially detrimental or injurious to the adjacent property or improvements.

c. **The site and/or existing improvements make strict adherence to LAMC Section 12.21C.10(i) of the Code impractical or infeasible.**

Oakmont Place and Limerock Trail are Substandard Hillside Limited Street with an approximately 10-foot wide roadway. Per the Bureau of Engineering the applicant is required to provide an 8-foot dedication and improvements along Oakmont Place and an 18-foot dedication and on-site improvements along Limerock Trail. Adherence to the on-site improvement provisions of LAMC Section 12.21C.10(i)(2) along Oakmont Place is necessary to provide public safety and accessibility. The applicant owns the entire street frontage along the north and south sides of Oakmont Place and providing the required on-site dedication and improvement will incrementally increase vehicular safety and accessibility.

However strict adherence to the on-site improvements and widening along Limerock Trail is impractical and infeasible for the applicant. He does not own the properties on both sides of the street and to dedicate and widen Limerock Trail would require extensive amounts of grading due to the sloping topography. Improvements of the CPR to the boundary of the hillside area has been dismissed because the driveway access to the property is from Valley Circle Boulevard. The grant is consistent with similar approvals in the nearby hillside areas that have been granted approval to construct and addition subject to providing on-site improvements while waiving the impractical on-site improvement along a road due to the sloping topography.

d. **The reduction in yards will not be materially detrimental to the public welfare or injurious to the adjacent property or improvements.**

The applicant is requesting a reduced side yard setback of 10 feet in lieu of the required 11 feet per BHO. According to the applicant, "the development standards for a two-car garage necessitate the encroachment of the structure into the side yard setback." The proposed garage will meet the parking requirements of BHO, which requires at least two vehicle parking spaces to be provided in a private garage. The garage will be accessed from a new driveway located on Valley Circle Boulevard. Two of the adjacent land owners have signed letters of consent raising no objection to the requested side yard reduction. Similar approvals have been granted for reduced side yard setbacks in the nearby hillside area. Therefore, the side yard reduction will not be materially detrimental to the public welfare or injurious to the adjacent property or improvements.

FLOOD HAZARD

5. 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 outside of the Flood Zone area.

Inquiries regarding this matter shall be directed to Christine Bustillos, Planning Staff at (818) 374-5072.

Maya E. Zaitzevsky

MAYA E. ZAITZEVSKY
Associate Zoning Administrator

MEZ:UP:VKJ:CB:mh

cc: Councilmember Mitchell Englander
Twelfth District
Adjoining Property Owners