

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL CASE:	COUNCIL DISTRICT:
APCNV-2019-3202-ZCJ	ENV-2019-3203-MND	6 - Padilla
RELATED CASE NOS.:	COUNCIL FILE NO:	PROCEDURAL REGULATIONS:
<input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Ch. 1 as of 1/21/24 (Not subject to Processes & Procedures Ord.) <input type="checkbox"/> Ch. 1A (Subject to Processes & Procedures Ord.)
PROJECT ADDRESS / LOCATION:		
11146 – 11148 Lorne Street		
APPLICANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Sogomon Petrosyan		goldenroadrecovery1@gmail.com
APPLICANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Oscar Ensafi	(818) 988-3242	approvedplans@yahoo.com
APPELLANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
<input checked="" type="checkbox"/> N/A		
APPELLANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
<input checked="" type="checkbox"/> N/A		
PLANNER CONTACT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Dang Nguyen	(818) 374-5027	dang.nguyen@lacity.org
ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):		
Zone Change (ZC) JJJ Zone Change from R1-1-CUGU to (T)(Q)RD1.5-1-CUGU		
FINAL ENTITLMENTS NOT ADVANCING FOR CITY COUNCIL CONSIDERATION: (UNAPPEALED OR NON-APPEALABLE ITEMS)		
<input checked="" type="checkbox"/> N/A		
ITEMS APPEALED:		
<input checked="" type="checkbox"/> N/A		

ATTACHMENTS:	REVISED:	ENVIRONMENTAL DOCUMENT:	REVISED:
<input checked="" type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption (CE) (Notice of Exemption)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Findings of Fact	<input type="checkbox"/>	<input type="checkbox"/> Statutory Exemption (SE) (Notice of Exemption)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input type="checkbox"/> Negative Declaration (ND)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Conditions of Approval	<input type="checkbox"/>	<input checked="" type="checkbox"/> Mitigated Negative Declaration (MND)	<input type="checkbox"/>
<input checked="" type="checkbox"/> T Conditions	<input type="checkbox"/>	<input type="checkbox"/> Environmental Impact Report (EIR)	<input type="checkbox"/>
<input type="checkbox"/> Proposed Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Mitigation Monitoring Program (MMP)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Zone Change Map and Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Project Exemption (SCPE)	<input type="checkbox"/>
<input type="checkbox"/> GPA Resolution	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Environmental Assessment (SCEA)	<input type="checkbox"/>
<input type="checkbox"/> Land Use Map	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Environmental Impact Report (SCEIR)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Exhibit A – Plans	<input type="checkbox"/>	<input type="checkbox"/> Appendices	<input type="checkbox"/>
<input checked="" type="checkbox"/> Mailing List (both Word and PDF)	<input type="checkbox"/>	<input type="checkbox"/> Other:	<input type="checkbox"/>
<input checked="" type="checkbox"/> Interested Parties List	<input type="checkbox"/>		
<input type="checkbox"/> Appeal	<input type="checkbox"/>		
<input type="checkbox"/> Development Agreement	<input type="checkbox"/>		
<input type="checkbox"/> Site Photographs	<input type="checkbox"/>		
<input type="checkbox"/> Other:	<input type="checkbox"/>		

NOTES / INSTRUCTIONS:

Create a new Council File Number for this item.

CITY COUNCIL NOTICE TIMING:	NOTICE LIST (SELECT ALL):	NOTICE PUBLICATION:
<input type="checkbox"/> 10 days	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> 10 days
<input type="checkbox"/> 15 days	<input checked="" type="checkbox"/> Applicant	<input type="checkbox"/> 15 days
<input checked="" type="checkbox"/> 24 days	<input type="checkbox"/> Adjacent/Abutting	<input checked="" type="checkbox"/> 24 days
<input type="checkbox"/> N/A / None	<input type="checkbox"/> 100' radius	<input type="checkbox"/> N/A / None
<input type="checkbox"/> Other: [enter here if applicable]	<input type="checkbox"/> 300' radius	<input type="checkbox"/> Other: [enter here if applicable]
	<input checked="" type="checkbox"/> 500' radius	
	<input type="checkbox"/> Neighborhood Council	
	<input checked="" type="checkbox"/> Interested Parties	

FISCAL IMPACT STATEMENT:

☒ Yes

☐ No

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

PLANNING COMMISSION:

<input type="checkbox"/> City Planning Commission (CPC)	<input checked="" type="checkbox"/> North Valley Area Planning Commission
<input type="checkbox"/> Cultural Heritage Commission (CHC)	<input type="checkbox"/> South LA Area Planning Commission
<input type="checkbox"/> Central Area Planning Commission	<input type="checkbox"/> South Valley Area Planning Commission
<input type="checkbox"/> East LA Area Planning Commission	<input type="checkbox"/> West LA Area Planning Commission
<input type="checkbox"/> Harbor Area Planning Commission	

PLANNING COMMISSION HEARING DATE:	COMMISSION VOTE:
June 5, 2025	4 - 0
LAST DAY TO APPEAL:	DATE APPEALED:
September 1, 2025	N/A
COUNCIL TIME TO ACT:	TIME TO ACT START:
<input type="checkbox"/> 30 days <input type="checkbox"/> 45 days <input type="checkbox"/> 60 days <input type="checkbox"/> 75 days <input type="checkbox"/> 90 days <input type="checkbox"/> 120 days <input type="checkbox"/> N/A / None <input type="checkbox"/> Other: [enter here if applicable]	<input type="checkbox"/> Appeal Filing Date <input type="checkbox"/> Received by Clerk <input type="checkbox"/> Last Day to Appeal <input type="checkbox"/> N/A / None <input type="checkbox"/> Other: [enter here if applicable]
TRANSMITTED BY:	TRANSMITTAL DATE:
Bryan Sanchez Commission Executive Assistant I	September 16, 2025



North Valley AREA PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012, (213) 978-1300

www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: AUGUST 11, 2025

Case No.: APCNV-2019-3202-ZCJ

CEQA: ENV-2019-3203-MND

Plan Area: Sun Valley – La Tuna Canyon

Council District: 6 – Padilla

Project Site: 11146 – 11148 Lorne Street

Applicant: Sogomon Petrosyan
Representative: Oscar Ensafi, Approved Plans Inc.

At its meeting of **June 5, 2025**, the North Valley Area Planning Commission took the actions below in conjunction with the following Project:

The Project includes a Zone Change from R-1-CUGU to (T)(Q)RD1.5-1CUGU. The Project involves the demolition of three existing single-family dwelling units for the construction use and maintenance of a 17 unit apartment with attached garages on an approximate 26,296.6 square foot lot. The Project is proposed to be a mix of market rate and affordable housing and will be comprised of one unit for Extremely Low Income Households and one unit for Very Low Income Household for a total of two affordable units and 15 market rate units for a total of 17 units.

1. **Found**, pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2019-3203-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 judgement 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** the attached ordinance, pursuant to Section 12.32 F of the Los Angeles Municipal Code, a Zone Change from R1-1-CUGU to (T)(Q)RD1.5-1-CUGU;
3. **Adopted** the attached Conditions of Approval; and
4. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Phelps
Second: Sampson
Ayes: Del Rio, Parseghian
Absent: Collado

Vote: 4 – 0

Bryan Sanchez

Bryan Sanchez, Commission Executive Assistant I
North Valley Area 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 North Valley Area Planning Commission as it relates to the Zone Change is appealable by the Applicant only if disapproved in whole or in part by the Commission and 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, CA 90012 or 6262 Van Nuys Boulevard, Suite 251, Van Nuys, CA 91401.

FINAL APPEAL DATE: SEPTEMBER 1, 2025

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: Zone Change Ordinance, Map, Q and T Conditions, Findings, Appeal Filing Procedures

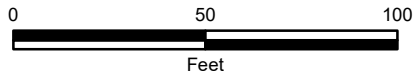
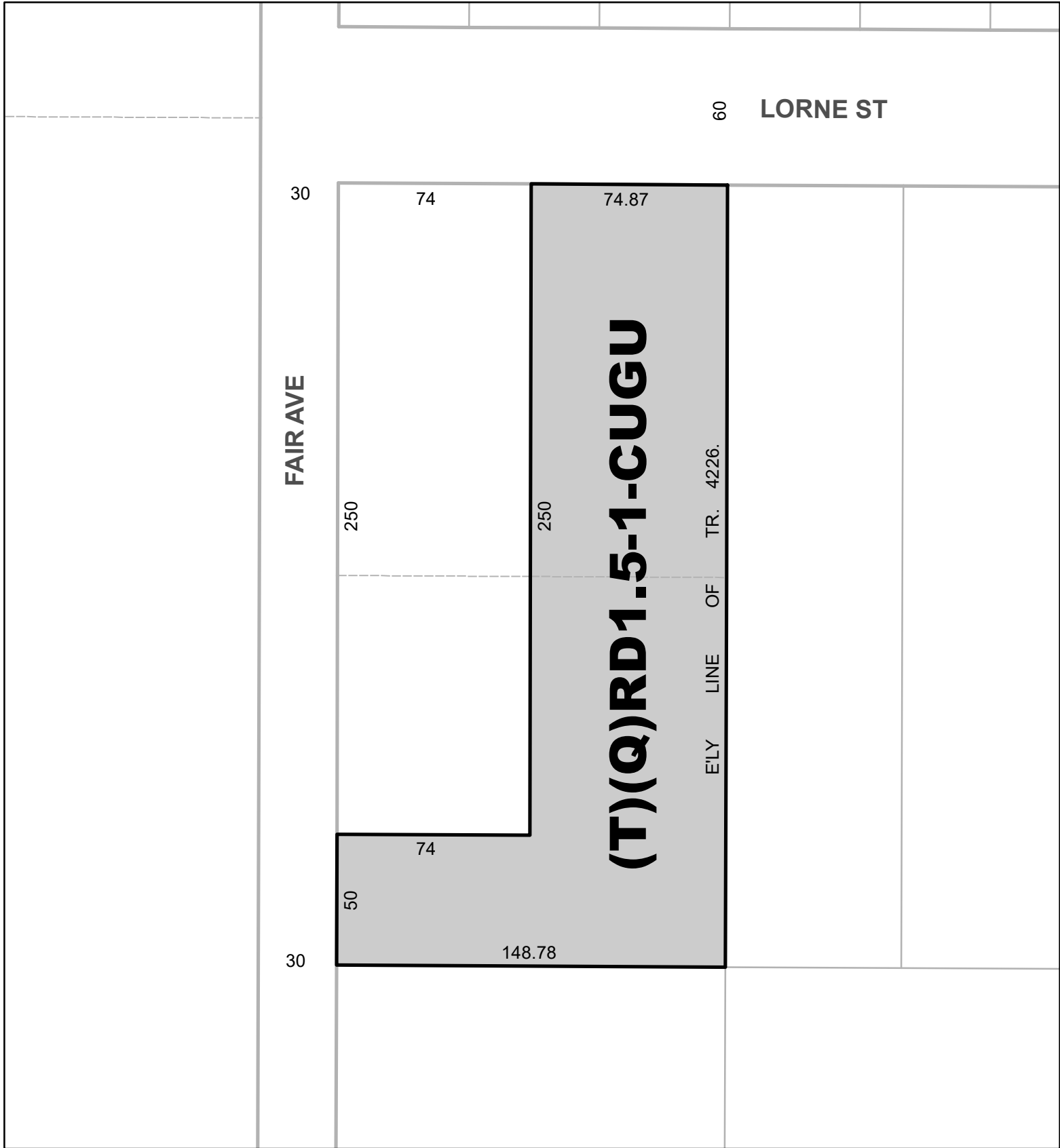
cc: Blake Lamb, Principal City Planner
JoJo Pewsawang, Senior City Planner
Dang Nguyen, City Planner

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:

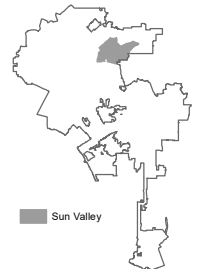


APCNV-2019-3202-ZCJ

AAI

060225

City of Los Angeles



QUALIFIED (Q) 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. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the applicant, stamped “Exhibit A,” and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.
2. **Residential Density.** A maximum of 17 dwelling units shall be permitted.
3. **Landscaping.**
 - a. **Landscaping, Common Open Space Areas, and Amenities.**
 - i. All open areas not used for buildings, parking areas, driveway, pedestrian pathways, utilities, or common open space areas shall be attractively landscaped and maintained.
 - ii. Any common open space areas shall be readily accessible to all residents. Common open space areas shall be multi-functional and designed to accommodate a range of passive, active, or social uses, with enhancements such as landscaping, activity lawns, picnic pavilions, bench seating, decorative bike racks, dog washing stations, retaining or planting mature trees, central mailboxes, and/or children’s play areas.
4. **On-site Restricted Affordable Units.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department (LAHD) to make a minimum of no less than 5% of the total units at rents affordable to Extremely Low Income households, and either 6% of the total units at rents affordable to Very Low Income households or 15% of the total units at rents affordable to Lower Income households, inclusive of any Replacement Units, as defined by LAMC Section 11.5.11(a)(1)(ii) and as determined to be affordable to such households by LAHD for a period of 55 years. In the event the applicant reduces the proposed density of the project or includes for-sale units, the number of required reserved Onsite Restricted Units may be adjusted, consistent with LAMC Section 11.5.11, to the satisfaction of LAHD. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The applicant shall provide a copy of the recorded covenant to the Department of City Planning for inclusion in this file. On-site restricted affordable units shall be provided in accordance with LAMC Section 11.5.11, to the satisfaction of LAHD, and with any monitoring requirements established by LAHD.
5. **Affordable Units**
 - a. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department (LAHD) to make a minimum of one (1) dwelling unit available to Extremely Low Income households and one (1) dwelling unit available to Very Low Income Households, as defined by the Los Angeles Municipal Code (LAMC) Section

11.5.11(a)(1)(ii). All restricted affordable units shall be available for a minimum period of 55 years. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the North Valley Area Planning Commission and with any monitoring requirements established by the LAHD.

- b. Changes in Restricted Units. Deviations that change the composition of units shall be consistent with LAMC Section 11.5.11(a)(3).
6. **Labor Requirement.** Pursuant to Los Angeles Municipal Code Section 11.5.11, certified by City Council on December 13, 2017 and codified as Section 5.522 of the Administrative Code, the applicant shall confer with Department of Public Works, Bureau of Contract Administration, Office of Contract Compliance, and shall provide the following to the Department of City Planning:
- a. A signed Preconstruction Checklist Agreement between the Applicant and the Bureau of Contract Administration (maintained in the case file), prior to clearing any Building Permit, which covers the following:
 - i. **Licenses.** All building and construction work on the project will be performed at all tiers by contractors that are licensed by the State of California and the City of Los Angeles. The project will employ only construction workers that possess all licenses and certifications required by the State of California and the City of Los Angeles.
 - ii. **Local Hire.** At least 30% of all respective workforces' construction workers' hours of Project Work will be performed by permanent residents of the City of Los Angeles. Of these, at least 10% of all their respective workforces' construction workers' hours of Project Work shall be performed by Transitional Workers whose primary place of residence is within a 5-mile radius of the covered project. If such minimums are not met, evidence of a good faith effort to solicit such local workers shall be evidenced.
 - iii. **Wages.** The project will pay construction workers performing Project Work hourly wage rates for those classifications in compliance with the applicable prevailing wage rate determination established pursuant to the California Labor Code.
 - iv. **Training.** At least 60% of construction workforces employed on the project will be:
 - 1. Workers who graduated from a Joint Labor Management apprenticeship training program approved by the State of California.
 - 2. Alternatively, workers employed that have minimum hours of on-the-job experience in the applicable craft which would be required to graduate from such a state-approved apprenticeship training program.
 - 3. Workers who are registered apprentices in an apprenticeship training program approved by the State of California or an out-of-state, federally approved apprenticeship program.
 - v. **Bond.** A Bond may be required to ensure compliance.
7. **Mechanical Equipment.** All mechanical equipment on the roof shall be screened from view. The transformer, if located in the front yard, shall be screened with landscaping.

8. **Design Related Conditions.** This project shall conform to the following Citywide Design Guidelines Compliance Review Form and Best Practices.

a. GUIDELINE 1: PROMOTE A SAFE, COMFORTABLE AND ACCESSIBLE PEDESTRIAN EXPERIENCE FOR ALL.

i. Site Planning

1. The pedestrian pathways shall be accessible, clear, prominent and intuitive to navigate.
2. The project shall prioritize pedestrian circulation at the street level.
3. The project shall provide direct access to the surrounding neighborhood and amenities, including transit.
4. The project shall provide ornamental low-level lighting to highlight and provide security for pedestrian paths and entrances and shall ensure that all parking areas and pedestrian walkways are illuminated.

ii. Right-of-Way

1. Introduce pedestrian lighting in addition to the roadbed lighting to the satisfaction of the Bureau of Street Lighting.

b. GUIDELINE 3: DESIGN PROJECTS TO ACTIVELY ENGAGE WITH STREETS AND PUBLIC SPACE AND MAINTAIN HUMAN SCALE.

i. Building Design

1. The project shall locate active ground floor uses along primary street frontages.
2. The project shall use a variety of architectural elements to reduce the perceived mass of larger projects.
3. The project shall enclose or wrap podium parking areas with active uses, landscaping and/or architectural elements.
4. The project shall design and orient buildings to provide users with direct visual and physical connections to the abutting public rights-of-way.
5. The project shall locate windows, balconies and courtyards to provide views onto sidewalks and gathering spaces.

ii. Right-of-Way

1. The project shall maintain and improve existing alleys with appropriate lighting and other design features (landscaping, art, etc.) to screen blank walls or parking, where space is available.

c. GUIDELINE 4: ORGANIZE AND SHAPE PROJECTS TO RECOGNIZE AND RESPECT SURROUNDING CONTEXT.

i. Site Planning

1. The project shall lay out the site to ensure that access and building entrances are clearly legible.
2. The project shall place and shape outdoor space to respond to, and/or connect with, nearby existing parks and open space areas.

ii. Building Design

1. The project shall modulate building massing vertically and horizontally to a scale compatible to its context.
2. The project shall identify and utilize exterior surface materials that will reduce the incidence and appearance of graffiti.

- d. GUIDELINE 5: EXPRESS A CLEAR AND COHERENT ARCHITECTURAL IDEA.
 - i. Building Design
 - 1. The project shall shape building design to respond to the setbacks, fenestration patterns and important horizontal datums of adjacent structures.
 - 2. The project shall incorporate transitions such as landscaping, paving, porches, stoops, and canopies at individual entrances, and from the sidewalk to the front door. These methods should not protrude into required yards or negatively impact the overall street wall.
 - 3. The project shall identify and select materials and develop façade details that consider the views of the building from all sides.
 - 4. Windows should incorporate well-designed trims and details.
 - 5. The project shall design lighting to enhance the ground floor environment or to emphasize key architectural features without projecting light into the night sky.
 - a. The project shall utilize adequate, uniform, and glare-free lighting, such as dark-sky compliant fixtures, to avoid uneven light distribution, harsh shadows, and light spillage.
 - ii. Right-of-Way
 - 1. Install and maintain hydration stations in high traffic public spaces.
 - 2. For buildings with six units or more, cluster code required common open space areas in a central location, rather than dispersing smaller less usable areas throughout the site.
 - 3. Incorporate shaded open space such as plazas, courtyards, pocket parks, and terraces in large scale buildings.
 - 4. Design open areas to be easily accessible.
 - 5. Integrate bike-sharing and/or electric scooter parking near the public right-of-way.
- e. GUIDELINE 6: PROVIDE AMENITIES THAT SUPPORT COMMUNITY BUILDING AND PROVIDE AN INVITING, COMFORTABLE USER EXPERIENCE.
 - i. Site Planning
 - 1. Activate spaces by using benches, lighting, shade structures, trees, lockers and other supportive amenities.
- f. GUIDELINE 9: CONFIGURE THE SITE LAYOUT, BUILDING MASSING AND ORIENTATION TO LOWER ENERGY DEMAND AND INCREASE THE COMFORT AND WELLBEING OF USERS.
 - i. Site Planning
 - 1. Plant trees and/or install shade structures to increase comfort and provide passive cooling opportunities.
 - 2. Provide canopy trees in planting areas for shade and energy efficiency, especially on south and southwest facing façades.
 - 3. Select plants that upon maturity will provide the intended scale, size, and structure.
 - 4. Install a publicly accessible Electric Vehicle charging station and/or space for car-share providers on the project site, if the site and context is suitable.
 - 5. Integrate solar powered lighting to increase energy efficiency.
 - ii. Building Design
 - 1. The project shall utilize elements such as shallow floorplates, operable windows and light-wells to provide occupants access to natural cross-ventilation and daylight.

2. The project shall employ various shading treatments appropriate to the solar orientation through overhangs, balconies, awnings and/or sunshades.
 3. The project shall, at entrances and windows, include overhead architectural features such as awnings, canopies, trellises, or cornice treatments that provide shade and reduce daytime heat gain, especially on south-facing facades.
 4. Utilize natural light and ventilation for parking structures/podiums when possible, while maintaining architectural cohesion.
 5. The project shall install wayfinding signage at all elevator banks to encourage visitors to use the nearest stairway.
 6. The project shall utilize white or reflective paint on rooftops and light paving materials to reflect heat away from buildings and reduce the need for mechanical cooling.
 7. The project shall incorporate brise soleil features to reduce heat gain and deflect sunlight.
 8. The project shall avoid the use of highly reflective building materials and finishes that direct heat and glare onto nearby buildings.
- g. **GUIDELINE 10: ENHANCE GREEN FEATURES TO INCREASE OPPORTUNITIES TO CAPTURE STORMWATER AND PROMOTE HABITAT.**
- i. **Site Planning**
 1. Prioritize the infiltration of stormwater in locations where suitable soil conditions and topographies exist.
 2. Facilitate stormwater capture, retention, and infiltration, and prevent runoff by using permeable or porous paving materials in lieu of concrete or asphalt. Collect, store, and reuse stormwater for landscape irrigation.
 3. Select plant species that are adapted and suitable for the site's specific soil conditions and microclimate.
 - ii. **Building Design**
 1. The project shall employ features such as green roofs that include locally adapted plants.
 - iii. **Right-of-Way**
 1. Select trees that are suitable for the climate and capable of attaining the largest canopy size possible given spatial constraints, in consultation with Bureau of Street Services' Urban Forestry Division.
 2. Incorporate stormwater "best management practices" and other green infrastructure features.
9. **Lighting.** Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way, nor from above.
10. **Maintenance.** The subject property (including all trash storage areas, associated parking facilities, sidewalks, yard areas, parkways, and exterior walls along the property lines) shall be maintained in an attractive condition and shall be kept free of trash and debris.
11. **Oversized Transport Vehicles.** A permit shall be required for any heavy construction equipment and or materials that require the use of oversized transport vehicles on State highways.

12. **Encroachment Permit.** Any work performed within State Right-of-way shall require an Encroachment Permit.
13. **Construction Traffic Control Plan.** A construction traffic control plan detailing potential impacts shall be submitted to the satisfaction of the California Department of Transportation should any construction traffic occur or cause issues on any State Facilities.

Administrative Conditions of Approval

14. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review 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.
15. **Code Compliance.** Area, height and use regulations of the (T)(Q)RD4-1 Zone classification of the subject property shall be complied with, except where herein conditions are more restrictive.
16. **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.
17. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.
18. **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.
19. **Building Plans.** Page 1 of the grants and all the conditions of approval shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety.
20. **Corrective Conditions.** The authorized use shall be conducted at all time with due regards to the character of the surrounding district, and the right is reserved to the North Valley Area 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.
21. **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 (b).
- 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 (b).
- e. 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.

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.

Dedication(s) and Improvement(s). Prior to the issuance of any building permits, the following 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.** Prior to 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 project design required by a public agency shall be documented in writing and submitted for review by the Department of City Planning.
 - a. Dedication Required -
 - i. **Fair Avenue** (Collector Street) that a 3-foot wide strip of land along the property frontage to complete a 33-foot half right-of-way in accordance with Collector Street standards.
 - b. Improvements Required –
 - i. **Lorne Street** – Construct a new full-width concrete sidewalk along the property frontage. Repair all existing concrete curb, gutter and roadway pavement. Remove the existing driveway and construct a new ADA compliant driveway.
 - ii. **Fair Avenue** – Construct a new full-width concrete sidewalk including in the dedicated area along the property frontage. Repair all existing concrete curb, gutter and roadway pavement. Reconstruct the curb ramp at the corner of Fair Avenue and Lorne Street to the satisfaction of the Bureau of Engineering and construct a new driveway to comply with ADA requirements.

Notes: Broken curb and/or gutter includes segments within existing score lines that are depressed or upraised by more than ¼ inch from the surrounding concrete work or are separated from the main body of the concrete piece by a crack through the entire vertical segment and greater than 1/8 inch at the surface of the section.

Non-ADA compliant sidewalk shall include any sidewalk that has a cross slope that exceeds 2% and/or is depressed or upraised by more than ¼ inch from the surrounding concrete work or has full concrete depth cracks that have separations greater than 1/8 inch at the surface. The sidewalk also includes that portion of the pedestrian path of travel across a driveway.

All new sidewalk curb and gutter shall conform to the Bureau of Engineering Standard Plans S410-2, 2440-4, S442-5, and S444-0.

Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. The applicant should contact the Urban Forestry Division for further information (213) 847-3077.

Notes: Street lighting may be required satisfactory to the Bureau of Street Lighting (213) 847-1551.

Department of Transportation may have additional requirements for dedication and improvements.

Regarding any conflicts with traffic signs, parking spaces, meters or traffic control devices, contact the Department of Transportation (818) 374-4699.

Regarding any conflicts with power pole matters, contact the Department of Water and Power at (213) 367-2715.

Refer to the Fire Department regarding fire hydrants (818) 374-5005.

Provide proper site and street drainages for all streets being improved. Roof drainage and surface run-off from the property shall be collected and treated at the site and drained to the streets through drain pipes constructed under the sidewalk through curb drains or connection to the catch basins (email: Eng.ValleyInfo@lacity.org).

Mainline sewers exist in Lorne Street. Extension of the 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 (email: Eng.ValleyInfo@lacity.org).

Submit parking area and driveway plans to the Valley District Office of the Bureau of Engineering and the Department of Transportation for review and approval.

Any questions regarding this report may be directed to Quyen Phan at (213) 808-8604.

3. Urban Forestry

a. Street Trees

- i. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.
- ii. When street dedications are required and to the extent possible, the project shall provide larger planting areas for existing street trees to allow for growth and planting of larger stature street trees. This includes and is not

limited to parkway installation and/or enlargement of tree wells and parkways.

- iii. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The subdivider or contractor shall notify the Urban Forestry Division at: (213) 8378-3077 upon completion of construction for tree planting direction and instructions.

NOTE: Removal of street trees requires approval from the board of Public Works. All projects must have environmental (CEQA) documents that appropriately address any removal and replacement of street trees. Contact Urban Forestry Division at: (213) 847-3077 for tree removal permit information.

4. Bureau of Street Lighting. The Bureau of Street Lighting's recommended condition of approval for the subject city planning case is as follows:

- a. Specific Condition: Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review of the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.
- b. Improvement Condition: Construct new streetlight: one (1) on Lorne Street. If street widening per the Bureau of Engineering improvement conditions, remove and reinstall existing conduit behind new curb and gutter on Fair Ave.

5. Los Angeles Fire Department

- a. Submit plot plans for Fire Department approval and review prior to recordation of City Planning case.
- b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
- c. One or more Knox Boxes will be required to be installed for LAFD access to project.
 - i. Location and number to be determined by LAFD Field Inspector (Refer to FPB Req #75).
- d. 505.1 Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
- e. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- f. 2014 City of Los Angeles Fire Code, Section 503.1.4 (EXCEPTION)
 - i. When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exist stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.
 - ii. It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The

term “horizontal travel” refers to the actual path of travel to be taken by a person responding to an emergency in the building.

- iii. This policy does not apply to single-family dwellings or to non-residential buildings.
- g. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, private street, or Fire Lane. This stairwell shall extend onto the roof.
- h. Entrance to the main lobby shall be located off the address side of the building.
- i. Any required Fire Annunciator panel or Fire Control Room shall be located within 20ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
- j. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
- k. 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.
- l. 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.
- m. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sar 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.
- n. Submit plot plans indicating access road and turning area for Fire Department approval.
- o. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department
- p. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- q. Private streets shall be recorded as Private Streets, AND Fire Lane. All private streets plans shall show the words “Private Street and Fire Lane” within the private street easement.
- r. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- s. Plans showing areas to be posted and/or painted, “FIRE LANE NO PARKING” shall be submitted and approved by the Fire Department prior to the building permit application sign-off.
- t. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- u. 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.
- v. 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 assurance that your 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.

FINDINGS

General Plan/Charter Findings

1. **General Plan Land Use Designation.**

The project site is located within the Sun Valley – La Tuna Canyon Community Plan, which designates the site for Low Medium II Residential land use. The land use designation lists the RD1.5, RD2, RW2, and RZ2.5 Zones as the corresponding zones. The Project Site is currently zoned R1-1-CUGU, which is inconsistent with the land use designation and not a corresponding Zone within the Low Medium II Residential land use. The project site has approximately 26,296.6 square feet of gross lot area, which, under the proposed (Q)(T)RD1.5-1-CUGU Zone of this Zone Change request, would allow for a maximum of 17 dwelling units. The (Q)(T)RD1.5-1-CUGU zone is also consistent with the Low Medium II Residential General Plan Land Use designation of the Sun Valley – La Tuna Canyon Community Plan. The project will increase home ownership opportunities in the plan area. Therefore, the project is in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted Community Plan.

2. The **Framework Element** of 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 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 liveable city.

Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.

Policy 3.1.4: Accommodate new development in accordance with land use and density provisions of the General Plan Framework Long-Range Land Use Diagram and Table 3-1.

Policy 3.1.5: Identify areas on the Long-Range Land Use Diagram and in the community plans sufficient for the development of a diversity of uses that serve the needs of existing and future residents (housing, employment, retail, entertainment, cultural/institutional, educational, health, services, recreation, and similar uses), provide job opportunities, and support visitors and tourism.

Objective 3.2: Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.

Policy 3.2.1: Provide a pattern of development consisting of distinct districts, centers, boulevards, and neighborhoods that are differentiated by their functional role, scale, and character. This shall be accomplished by considering factors such as the existing concentrations of use, community-oriented activity centers that currently or potentially service adjacent neighborhoods, and existing or potential public transit corridors and stations.

The proposed Zone Change from R1-1-CUGU to (T)(Q)RD1.5-1-CUGU will allow for the redevelopment of an underutilized site for the demolition of 3 existing single-family dwellings units for the construction use and maintenance of a 17 unit apartment with attached garages, thereby accommodating development that supports the needs of the City's existing and future residents in accordance with the density outlined in the General Plan Framework Element. The site is located approximately .4 miles from the intersection of San Fernando Road and Sunland Boulevard, within close proximity to commercial uses including restaurants, banks, retail shopping, gas stations and other various services including several bus stops serviced by Los Angeles Metro Bus Lines: 90, 169, and 294. The Zone Change will allow for more intense development of the subject property, which will locate more residences proximate to transit and various destinations, potentially reducing vehicular trips, vehicle miles traveled, and air pollution. Therefore, the Zone Change is consistent with the Distribution of Land Use goals, objectives and policies of the General Plan Framework Element.

3. **Sun Valley – La Tuna Canyon Community Plan.** The Community Plan text includes the following relevant land use Objectives and Policies:

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

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

The proposed Zone Change from R1-1-CUGU to (T)(Q)RD1.5-1-CUGU will allow for the redevelopment of an underutilized site of the demolition of 3 existing single-family dwellings units for the construction use and maintenance of a 17 unit apartment with attached garages, thereby increase the housing supply of the Sun Valley – La Tuna Community. The project would replace 3 existing single-family dwellings and provide a net increase of 14 residential units at the site. The project will increase the availability of housing within the City and provide greater individual choice in housing type, quality, price and location. The multiple family project will be similar in typology to detached townhouses and other similar condominium type housing units in the immediate surrounding area to increase dwelling options.

4. The **Housing Element** of the General Plan will be implemented by the recommended action herein. The Housing Element is the City's blueprint for meeting housing and growth challenges. It identifies the City's housing conditions and needs, reiterates goals, objectives, and policies that are the foundation of the City's housing and growth strategy, and provides the array of programs the City has committed to implement to create

sustainable, mixed-income neighborhoods across the City. The Housing Element includes the following Goal, Objectives and Policies relevant to the instant request:

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

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

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

Objective 1.4: Reduce regulatory and procedural barriers to the production and preservation of housing at all income levels and needs.

Policy 1.4.1: Streamline the land use entitlement, environmental review, and building permit processes, while maintaining incentives to create and preserve affordable housing.

The subject site is currently developed with 3 single-family dwellings, constructed around 1950. SurveyLA, the City's historic resources survey, does not list the current dwelling as a significant resource, nor is it located on any other local, state, or national registers. The properties to the south are zoned R1-1-CUGU, and (T)(Q)RD1.5-1-CUGU and are improved with single family dwellings. The properties to the east and south east are zoned (Q)RD1.5-1-CUGU, and are developed with multiple stories (up to 4 stories) multiple family dwelling unit apartments. The property adjacent to the west, along with various properties to the south are improved with residential uses for single-family structures. The proposed project for a total of 3 multiple-family structures at a height of 3-stories for a total of 17 multiple family dwelling units would be of a similar building typology to the condominiums to the east and southeast of the site. As proposed, the project would develop the site with 17-unit apartments allowing for the development of an underutilized site with multifamily density that would be compatible with the surrounding development and introduce a new opportunity for housing opportunities in a transitional area buffering the surrounding single-family neighborhood from multi-family, commercial developments, and industrial elements nearby. As such, the project is consistent with the Housing Element goals, objectives and policies of the General Plan.

5. The **Mobility Element** of the General Plan (Mobility Plan 2035) is not likely to be affected by the recommended action herein. Lorne Street, a designated Local Street Standard, is currently dedicated to a half right-of-way width of 30 feet and is improved with a curb and gutter; the Project is conditioned to improve the street with a new-full-width concrete sidewalk along the property frontage and repair all existing concrete curb, gutter and roadway pavements, along with the removal of the existing driveway for the construction of a new ADA compliant driveway. Fair Avenue is a designed Collector Street and is currently dedicated to a half right-of-way width of 30 feet and is improved with a curb and gutter; the Project is conditioned to dedicate a 3-foot wide strip of land along the property frontage to complete the 33-foot half right-of-way in accordance with Collector Street standards. The project is also conditioned to improve Fair Avenue to construct a new full-width concrete sidewalk including in the dedicated area along the property frontage along with repairing all existing concrete curb, gutter and roadway pavement. The project shall also reconstruct the curb ramp at the corner of Fair Avenue and Lorne street to the

satisfaction of the Bureau of Engineering and construct a new driveway to comply with ADA requirements.

The proposed project is in conformance with the Mobility Element policies listed below:

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 2.6. Provide safe, convenient, and comfortable local and regional bicycling facilities for people of all types and abilities.

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.

The project is conditioned to provide improvements as required by the Bureau of Engineering that includes repair, installation of sidewalks, curb, gutter and roadway pavement. The project also complies with the Clean Up Green Up (CUGU Ordinance) to provide development regulations to site planning, landscaping, and parking design provide adequate buffering from Subject Uses. The site is located approximately .4 miles from the intersection of San Fernando Road and Sunland Boulevard, within close proximity to commercial uses including restaurants, banks, retail shopping, gas stations and other various services including several bus stops serviced by Los Angeles Metro Bus Lines: 90, 169, and 294. As proposed, the project would develop the site with 17-unit apartments allowing for the development of an underutilized site with multifamily density that would be compatible with the surrounding development and introduce a new opportunity for housing opportunities in a transitional area buffering the surrounding single-family neighborhood from multi-family, commercial developments, and industrial elements nearby.

6. 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.

Therefore, the Zone Change is consistent with the Mobility Plan 2035 goals, objectives, and policies of the General Plan.

Zone Change and “T”/“Q” Classification Findings

7. **Pursuant to Section 12.32 of the Municipal Code, the zone change and classifications are necessary because:**

- a. **Public Necessity:** On April 29, 2019, Mayor Eric Garcetti released LA’s Green New Deal (Sustainable City pLAn), a roadmap to achieve short-term results while setting the path to strengthen the transformation of the City in the decades to come. As part of the plan, the Mayor set forth goals of ending street homelessness by 2028, increasing cumulative new housing construction to 100,000 by 2021 and ensuring that new housing is located near transit. The proposed Zone Change

would allow the site to be redeveloped to provide a total of 17 new market residential units (a net increase of 14 units). The proposed project would locate these 17 new dwelling units approximately 0.4 miles away from the Sun Valley Metrolink Station, and is also located within 0.4 miles from the intersection of San Fernando Road and Sunland Boulevard that includes several bus stops serviced by Los Angeles Metro Bus Lines: 90, 169, and 294. By providing new housing in proximity to existing transit, the project is consistent with public necessity.

- b. Convenience: The project site is located in an area of the Sun Valley – La Tuna Canyon community that is highly urbanized, with parks, schools, and transportation infrastructure, and an airport. The proposed project would locate 17 new dwelling units approximately 0.4 miles away from the Sun Valley Metrolink Station, and is also located within 0.4 miles from the intersection of San Fernando Road and Sunland Boulevard. This intersection contains various commercial uses including restaurants, banks, retail shopping, gas stations and other various services including several bus stops serviced by Los Angeles Metro Bus Lines: 90, 169, and 294. The site is also approximately 1.0 mile away from an elementary school (Arminta Elementary). Granting the Zone Change to the (T)(Q)RD4-1 Zone would allow future residents access to shopping, dining and services within the immediate neighborhood, as well as the opportunity to utilize nearby parks while serviced by a robust public transportation network.
- c. General Welfare: Granting the Zone Change from R1-1-CUGU to (T)(Q)RD1.5-1-CUGU would allow the development of an underutilized lot with a 17-unit residential development that will expand the housing supply and providing living opportunities in the Sun Valley – La Tuna Canyon community of the city. As discussed above, the area has neighborhood-serving uses such as schools, stores, parks, restaurants and other services. The Zone Change R1-1-CUGU to (T)(Q)RD1.5-1-CUGU Zone will increase the city's housing stock, while minimizing any burden placed upon the existing infrastructure, including roads and utilities.
- d. Good Zoning Practice: The proposed (T)(Q)RD1.5-1-CUGU Zone is identified as a corresponding zone of the Low Medium II Residential land use designation whereas the existing R1-1-CUGU is not. The development would be consistent with the density of surrounding properties. As such, the (T)(Q)RD1.5-1-CUGU Zone would ensure that the density of the development would be compatible with existing and future development surrounding the project site.
- e. “T” and “Q” Classification Findings: Per Section 12.32-G.1 and 2 of the Municipal Code, the current action, as recommended, has been made contingent upon compliance with new “T” and “Q” conditions of approval. 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, design 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 the existing single and multi-family residential development in the community; to secure an appropriate development in harmony with the General Plan as discussed in Findings Section 1; and to prevent or alleviate the potential adverse environmental effect of adding dwelling units to an established neighborhood.

Additional Findings

8. **CEQA.** FIND, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2019-3203-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; FIND the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; FIND the mitigation measures have been made enforceable conditions on the project; and ADOPT the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration.

The department received one comment on the Mitigated Negative Declaration from the California Department of Transportation on April 14, 2025.

- a. On April 14, 2025, the California Department of Transportation commented on the proposed project.

"The nearest state facility is the I-5. After reviewing the MND, Caltrans has the following comments:

Caltrans encourages the Lead Agency to explore opportunities to improve bicycle and pedestrian accessibility on the roads surrounding the project site, especially given its proximity to the Sun Valley Recreation Center. Although the Lorne Project does not propose any bikeway or pedestrian improvements near the site, Strava data indicates significant walking and biking activity along Lorne St, Fair Ave, Vineland Ave, and Strathern St.

To minimize disruption, Caltrans advises limiting large truck travel and construction traffic to off-peak commute hours. A permit will be required for any heavy construction equipment and or materials that require the use of oversized transport vehicles on State highways. Any work performed within State Right-of-way will require an Encroachment Permit. If construction traffic is expected to cause issues on any State facilities, please submit a construction traffic control plan detailing potential impacts for Caltrans for review.

The project is conditioned herein to minimize traffic disruptions and also require further permitting to the satisfaction of the California Department of Transportation.

9. **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. 186,952, have been reviewed and it has been determined that this project is located in Zone X-Unshaded, areas of minimal Flooding.



LOS ANGELES CITY PLANNING APPEAL FILING PROCEDURES

Entitlement and CEQA appeals may be filed using either the Online Application System (OAS) or in person Drop Off at DSC (Development Services Center).

Online Application System: The OAS (<https://planning.lacity.org/oas>) allows appeals to be submitted entirely electronically online; fee payment is by credit card or e-check.

Drop off at DSC: Appeals of this determination can be submitted in person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.org/development-services/forms>. Public offices are located at:

Metro DSC

(213) 482-7077
201 N. Figueroa Street
Los Angeles, CA 90012

Van Nuys DSC

(818) 374-5050
6262 Van Nuys Boulevard
Van Nuys, CA 91401

West Los Angeles DSC

(CURRENTLY CLOSED)
(310) 231-2901
1828 Sawtelle Boulevard
West Los Angeles, CA 90025

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable Los Angeles Municipal Code provisions.

An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure that DSC staff members have adequate time to review and accept the documents, and to allow appellants time to submit payment.



QR Code to Online
Appeal Filing



QR Code to Forms
for In-Person Filing