PLANNING DEPARTMENT TRANSMITTAL
TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL CASE:	COUNCIL DISTRICT:
APCNV-2023-8204-ZC-HCA	ENV-2023-8205-MND	6 – Padilla
RELATED CASE NOS.:	**COUNCIL FILE NO:**	**PROCEDURAL REGULATIONS:**
VTT-84182-SL-HCA	☒ N/A	☒ Ch. 1 as of 1/21/24 (Not subject to Processes & Procedures Ord.) ☐ Ch. 1A (Subject to Processes & Procedures Ord.)
PROJECT ADDRESS / LOCATION:		
9247 North Wakefield Avenue		
APPLICANT:	**TELEPHONE NUMBER:**	**EMAIL ADDRESS:**
Nousheen Bai Memon, Trustee of The Family Values Irrevocable Trust	(818) 458-7376	waqas@memon786@yahoo.com
APPLICANT'S REPRESENTATIVE:	**TELEPHONE NUMBER:**	**EMAIL ADDRESS:**
Kevin Kohan, Elevated Entitlements	(805) 232-4383	kevin@elvted.com
APPELLANT:	**TELEPHONE NUMBER:**	**EMAIL ADDRESS:**
☒ N/A		
APPELLANT'S REPRESENTATIVE:	**TELEPHONE NUMBER:**	**EMAIL ADDRESS:**
☒ N/A		
PLANNER CONTACT:	**TELEPHONE NUMBER:**	**EMAIL ADDRESS:**
Sheila Toni	(818) 374-5062	sheila.toni@lacity.org
SENIOR CITY PLANNER:	**TELEPHONE NUMBER:**	**EMAIL ADDRESS:**
Claudia Rodriguez	(818) 374-5067	claudia.rodriguez@lacity.org
ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):		
Zone Change (ZC)		
FINAL ENTITLEMENTS NOT ADVANCING FOR CITY COUNCIL CONSIDERATION: (UNAPPEALED OR NON-APPEALABLE ITEMS)		
☒ N/A		

ITEMS APPEALED:

☒ N/A

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

NOTES / INSTRUCTIONS:

Please create Council File.

CITY COUNCIL NOTICE TIMING:	NOTICE LIST (SELECT ALL):	NOTICE PUBLICATION:
☐ 10 days	☒ Owner	☐ 10 days
☐ 15 days	☒ Applicant	☐ 15 days
☒ 24 days	☐ Adjacent/Abutting	☒ 24 days
☐ N/A / None	☐ 100’ radius	☐ N/A / None
☒ Other: Posting notice of the public hearing in a conspicuous place on the property at least ten days prior to the public hearing	☐ 300’ radius	☐ Other: [enter here if applicable]
	☒ 500’ radius	
	☒ Neighborhood Council	
	☒ Interested Parties	
	☐ Other: [enter here if applicable]	

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:**
August 6, 2026	3 - 0
LAST DAY TO APPEAL:	**DATE APPEALED:**
October 6, 2026	N/A
COUNCIL TIME TO ACT:	**TIME TO ACT START:**
☐ **30 days** ☐ **45 days** ☐ **60 days** ☐ **75 days** ☒ **90 days** ☐ **120 days** ☐ **N/A / None** ☐ **Other: [enter here if applicable]**	☐ **Appeal Filing Date** ☒ **Received by Clerk** ☐ **Last Day to Appeal** ☐ **N/A / None** ☐ **Other: [enter here if applicable]**
TRANSMITTED BY:	**TRANSMITTAL DATE:**
Stephanie Gavidia Commission Executive Assistant I	October 8, 2026

NORTH VALLEY 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: SEPTEMBER 16, 2026

Case No.: APCNV-2023-8204-ZC-HCA Council District: 6 – Padilla
CEQA: ENV-2023-8205-MND (SCH No. 2026011067)
Plan Area: Mission Hills – Panorama City – North Hills
Related Case: VTT-84182-SL-HCA

Project Site: 9247 North Wakefield Avenue

Applicant: Nousheen Bai Memon, Trustee of The Family Values Irrevocable Trust
Representative: Kevin Kohan, Elevated Entitlements

At its meeting on **August 6, 2026**, the North Valley Area Planning Commission took the actions below in conjunction with the following Project:

Demolition of an existing single-family dwelling for the subdivision of one 24,008 gross square foot lot into eight small lots and for the construction of eight dwelling units, one on each lot. Each dwelling unit will have an attached garage with two parking spaces and there will be two guest parking spaces for the entire site. The eight dwelling units will each be two stories with a maximum height of 27 feet, six inches.

1. **Determined**, pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the Project was assessed in Mitigated Negative Declaration, No. ENV-2023-8205-MND as adopted on June 11, 2026, ("Mitigated Negative Declaration"), and no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. **Approved** and **recommended** that City Council **adopt** the attached ordinance, pursuant to Chapter 1 Section 12.32 Q of the Los Angeles Municipal Code, a Zone Change from the RA-1 (Residential Suburban Zone) to (T)(Q)RD2-1 (Restricted Density Multiple Dwelling Zone);
3. **Adopted** the attached Conditions of Approval; and
4. **Adopted** the attached Findings.

The vote proceeded as follows:

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

Vote: 3 – 0

Stephanie Gavidia, Commission Executive Assistant I
North Valley Area Planning Commission

APPEAL PERIOD - EFFECTIVE DATE

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 to the 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.

FINAL APPEAL DATE: OCTOBER 6, 2026

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination on the CEQA clearance is an appealable clearance under Section 13B.11.1.F.2. (EIR, ND, MND, SCEA, Exemption/No Project) made by a decisionmaker other than the City Council; all available appeals on the entitlement approval(s) have been taken; and the Determination on the entitlement(s) is final and not further appealable.

WHO CAN FILE AN APPEAL

An applicant or any other person aggrieved by the Decision Maker's decision may file an appeal.

HOW TO FILE AN APPEAL

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 the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment. Appeals may be filed either online or in person as referenced below:

Forms are available online at http://planning.lacity.gov/development-services/forms.

ONLINE APPEAL FILINGS THROUGH ONLINE APPLICATION SYSTEM (OAS)

QR Code to Online Appeal Filing

Online Application System (OAS): The OAS (https://planning.lacity.gov/oas) allows entitlement appeals to be submitted entirely online. Appeal fees may be paid for by credit card or e-check.

IN PERSON APPEAL FILINGS

QR Code to Forms for In-Person Appeal Filing

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.

a. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications;
b. Alternatively, appeal applications can be filed with staff at DSC public counters.

CITY PLANNING DEVELOPMENT SERVICES CENTERS – PUBLIC COUNTERS

Office	Address	Phone Number	Email
Metro DSC	201 N. Figueroa St 4th Floor Los Angeles, CA 90012	(213) 482-7077	planning.figcounter@lacity.org
Van Nuys DSC	6262 Van Nuys Blvd Suite 251 Van Nuys, CA 91401	(818) 374-5050	planning.mbc2@lacity.org

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 LAMC provisions.

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.

DETERMINATION EFFECTIVE DATE

This determination will become effective after the end of the appeal period date on the first page of this document unless an appeal is filed with the Department of City Planning.

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

SCHEDULING CASE CONDITION CLEARANCE AND BUILDING PERMIT SIGN-OFFS

QR Code to BuildLA Appointment Portal for Condition Clearance

In order to clear conditions and/or obtain building permit sign-offs, you must make an appointment with the Department of City Planning's Development Services Center (DSC). You may schedule a Case Condition Clearance Appointment with the DSC at appointments.lacity.org after the effective date of the determination..

See instructions on how to prepare for your appointment at planning.lacity.gov/project-review/case-filings

Attachments: Zone Change Ordinance, Map, Conditions of Approval, Findings

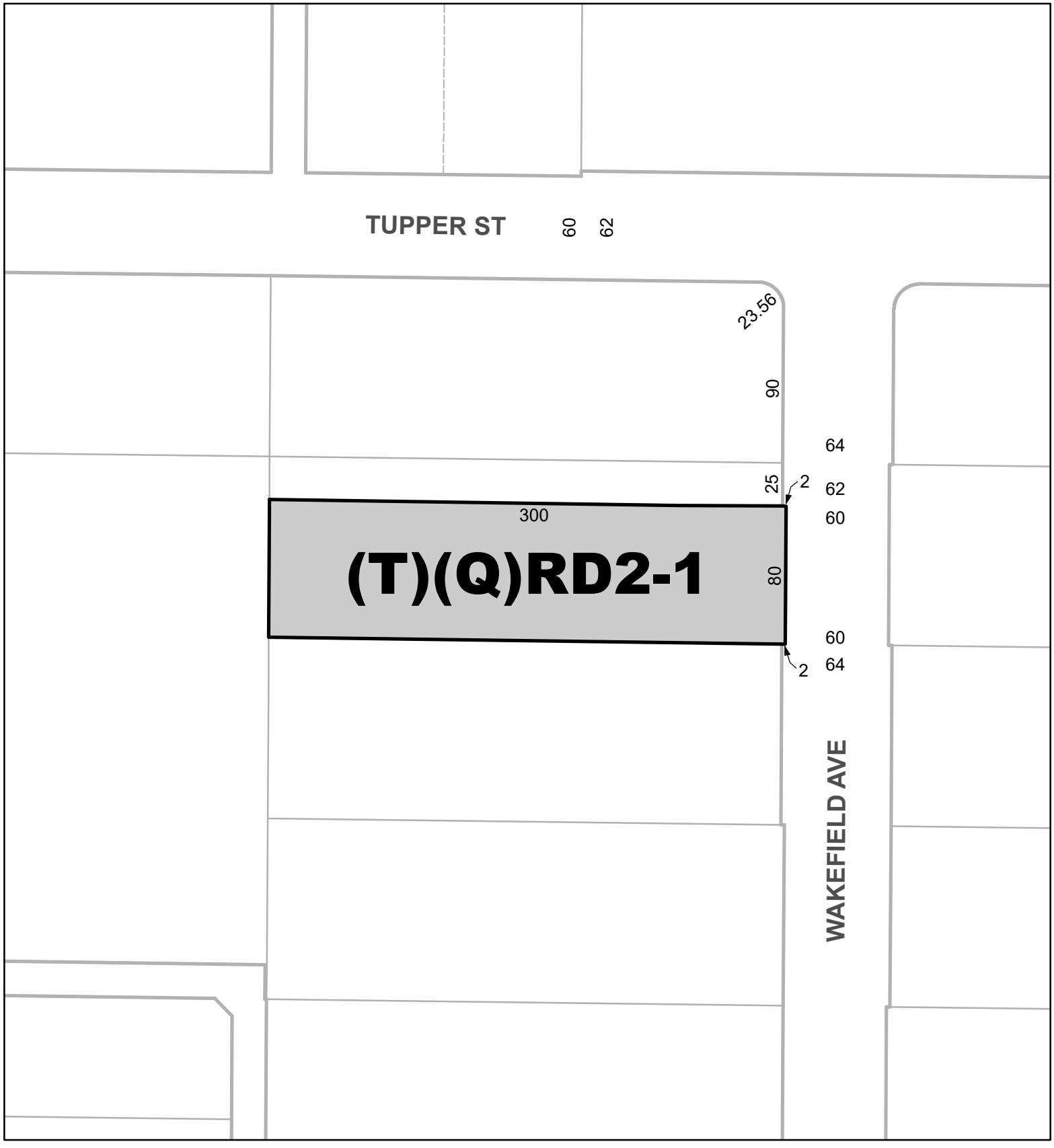
cc: Blake Lamb, Principal City Planner
Claudia Rodriguez, Senior City Planner
Sheila Toni, City Planner
Shane Strunk, Planning Assistant

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 classifications on the properties shown upon a portion of the zone maps 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 set forth the zones and height districts as shown on the attached zoning map.



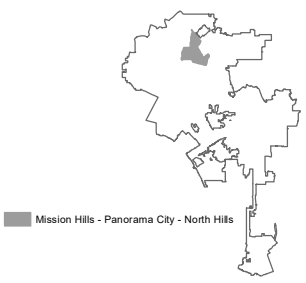
0 75 150

Feet

APCNV-2023-8204-ZC-HCA

AA 042226

City of Los Angeles



Data Sources: Department of City Planning & Bureau of Engineering

(Q) QUALIFIED CONDITIONS OF APPROVAL

Pursuant to Chapter 1 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 stamped Exhibit “B” 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, with each change being identified and justified in writing. Minor deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.

2. **Use**. The site shall be limited to the uses and development standards as permitted in the RD2 Zone, pursuant to LAMC Chapter 1, Section 12.09.1.

3. **Density**. The site shall be limited to eight single-family dwelling units, or one single-family dwelling unit per small lot (refer to VTT-84182-SL-HCA).

4. **Height**. The building height shall not exceed a height of 27 feet, 6 inches.

CONDITIONS FOR EFFECTUATING (T)
TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Chapter 1, Section 12.32 G of the Municipal Code, the (T) or [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 street and other rights of way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation, Fire Department (and other responsible City, regional and federal government agencies, as may be necessary):

Responsibilities/Guarantees.

1. As part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.

2. **Bureau of Engineering (BOE) Requirements**.

   a. That, a 3-foot wide strip of land be dedicated along Wakefield Avenue and adjoining the subdivision to complete a 33-foot wide half right-of-way in accordance with Collector Street standard of LA Mobility Plan 2035.

   b. That if this tract map is approved as “Small Lot Subdivision” then, if necessary for street address purposes, all the common access to this subdivision be named on the final map satisfactory to the City Engineer.

   c. That if this tract map is approved as small lot subdivision, then the final map be labeled as “Small Lot Subdivision per Ordinance No. 185,462” satisfactory to the City Engineer.

   d. That all common access easements including the vehicular access and pedestrian access easements be part of the adjoining lots.

   e. That, if necessary, public sanitary sewer easements be dedicated on the final map based on an alignment approved by the BOE – Valley Engineering District Office.

   f. That, if necessary, the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.

   g. That the subdivider make a request to the BOE – Valley District Office to determine the capacity of existing sewers in this area.

   h. That all pedestrian common access easements be shown on the final map.

i. That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

i. Improve Wakefield Avenue adjoining the subdivision by the construction of a new ADA compliant driveway and remove and replace and broken or off-grade concrete curb, gutter, sidewalk and roadway pavement, including any necessary removal and reconstruction of existing improvements.

ii. Construct the necessary off-site and on-site mainline and house connection sewers satisfactory to the City Engineer.

3. **Department of Transportation (LADOT) Requirements**. That prior to the recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:

a. A minimum 20-foot reservoir space is required between any security gate or parking space and the property line, or to the satisfaction of LADOT.

b. A two-way driveway width of W=24 feet is required for all driveways, or to the satisfaction of LADOT.

c. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Los Angeles Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Boulevard, Room 320, Van Nuys, CA 91401.

d. The subdivision report fee and condition clearance fee be paid to the Los Angeles Department of Transportation as required per Ordinance No. 183,270 and LAMC Section 19.15 prior to recordation of the final map. Note: The applicant may be required to comply with any other applicable fees per this new ordinance.

4. **Fire Department (LAFD) Requirements**. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the developer and all successors to the following:

a. Access for Fire Department apparatus and personnel to and into all structures shall be required.

b. 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.

c. One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req #75).

d. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

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. Fire Lane Requirements:

   i. 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.

   ii. 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.

   iii. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required

   iv. Submit plot plans indicating access road and turning area for the Fire Department approval.

   v. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.

   vi. Plans showing areas to be posted and/or painted, “FIRE LANE NO PARKING” shall be submitted and approved by the Fire Department prior to building permit application sign-off.

   vii. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.

   viii. All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted “No Parking at Any Time” prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.

   ix. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.

g. Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.

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

i. Where access for a given development requires accommodate the Fire Department apparatus, overhead clearance shall not be less than 14 feet.

j. The Fire Department may require additional vehicular access buildings exceed 28 feet in height.

k. Smoke vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.

l. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.

m. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a “Fire Lane”.

n. Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.

o. Standard cut-corners will be used on all turns.

p. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.

q. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

r. That in order to provide assurance that the proposed common fire lane and fire protection facilities, for the project, not maintained by the City, are properly and adequately maintained, the sub-divider shall record with the County Recorder, prior to the recordation of the final map, a covenant and agreement (Planning Department General Form CP-6770) to assure the following:

    i. The establishment of a property owners association, which shall cause a yearly inspection to be made by a registered civil engineer of all common fire lanes and fire protection facilities. The association will undertake any necessary maintenance and corrective measures. Each future property owner shall automatically become a member of the association or organization required above and is automatically subject to a proportionate share of the cost.

    ii. The future owners of affected lots with common fire lanes and fire protection facilities shall be informed or their responsibilities for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the maintenance program for their lot. Any amendment or modification that would defeat the obligation of said association as the Advisory Agency must approve required hereinabove in writing after consultation with the Fire Department.

    iii. In the event that the property owners association fails to maintain the common property and easements as required by the CC and R’s, the individual property owners shall be responsible for their proportional share of the maintenance.

    iv. Prior to any building permits being issued, the applicant shall improve, to the

satisfaction of the Fire Department, all common fire lanes and install all private fire hydrants to be required.

v. That the Common Fire Lanes and Fire Protection facilities be shown on the Final Map.

s. The plot plans shall be approved by the Fire Department showing fire hydrants and access for each phase of the project prior to the recording of the final map for the phase. Each phase shall comply independently with code requirements.

t. Any roof elevations changes in excess of 3 feet may require the installation of ships ladder.

u. Provide Fire Department pathway front to rear with access to each roof deck via gate or pony wall less than 36 inches.

v. Where recue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.

w. 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.

x. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

5. **Department of Recreation and Parks Requirements**. That the Park Fee paid to the Department of Recreation and Parks be calculated as a Subdivision (Quimby in-lieu) fee.

6. **Bureau of Street Services, Urban Forestry Division Requirements**.

a. Native Protected Trees:

i. All tree and shrub preservation measures shall be considered to retain all protected native species whenever possible. Project should include feasible alternatives in project design to retain native trees and shrubs. A permit is required for the removal of any native protected tree and shrub. Removal of any on site native tree or shrub shall be replaced in kind at a 4:1 ratio as approved by the Board of Public Works and Urban Forestry Division. The tree replacement plan shall include all retained native trees and shrubs. All on-site tree and shrub replacements shall be planted in locations favorable to the long term survival of the species.

ii. The applicant shall submit a Protected Tree Report with an acceptable tree and shrub replacement plan prepared by a reputable Tree Expert, as required by Ordinance No. 186,873 for approval by the Advisory Agency and the Bureau of Street Services, Urban Forestry Division. The Protected Tree Report (PTR) shall contain the Tree Expert's recommendations for the preservation of as many protected trees as possible and shall provide their species, health, size, and condition. The PTR shall include a topographical map (construction

drawing) identifying tree and shrub location, drip line, and correctly numbered and plotted.

b. 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. Plant street trees at all feasible planting locations within dedication 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 sub divider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction for tree planting direction and instructions.

7. **Bureau of Street Lighting (BSL) Requirements**. Construct new street light: One (1) on Wakefield Avenue.

CONDITIONS OF APPROVAL

Pursuant to Section 12.28 and 12.32 of the Los Angeles Municipal Code, the following conditions are hereby imposed upon the use of the subject property:

Entitlement Conditions

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, labeled Exhibit "B", and attached to the subject case file. No change to the plans shall be made without prior review by the Department of City Planning, Valley Project Planning Bureau, 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 Municipal Code, the project conditions, or the project permit authorization.

2. **Residential Density**. The project shall be limited to a maximum density of eight multi-family residential dwelling units, including one on-site Restricted Affordable Unit.

3. **Housing Requirements**. Prior to the issuance of a building permit, the owner shall execute and record a covenant to the satisfaction of LAHD to make one unit available to Very Low Income Households, 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, the number of required reserved on-site Restricted Units may not be adjusted. A new entitlement will be required to adjust the number of required reserved on-site Restricted Units. Enforcement of the terms of said covenant shall comply with the Guidelines for the Affordable Housing Incentive Program adopted by the City Planning Commission and with any monitoring requirements established by LAHD.

4. **SB 8 Replacement Units (California Government Code Section 66300 et seq.)** The project shall be required to comply with the Replacement Unit Determination (RUD) letter, dated March 6, 2023, to the satisfaction of the Los Angeles Housing Department (LAHD). The most restrictive affordability levels shall be followed in the covenant. In the event the on-site Restricted Affordable Units condition requires additional affordable units or more restrictive affordability levels, the most restrictive requirements shall prevail.

5. **Floor Area**. The project total Floor Area shall be limited to 16,736 square feet.

6. **Setbacks.** The project shall comply with the RD2 Zone yard requirements:

    a. **Front Yard**. The project shall have a 15-foot front yard setback.

    b. **Side Yards**. The project shall have a 10-foot north side yard setback and a 22-foot north side yard setback.

    c. **Rear Yard**. The project shall have a 15-foot rear yard setback.

7. **Parking.**

    a. There shall be 18 total automobile parking spaces on site, in compliance with LAMC Chapter 1 Section 12.21 A.4.

b. Bicycle Parking. The project shall provide a minimum of two short-term bicycle parking spaces, in compliance with LAMC Chapter 1 Section 12.21 A.16.

8. **Mechanical Equipment**. All mechanical equipment on the roof shall be screened from view. All surface or ground mounted mechanical equipment shall be screened from public view and treated to match materials and colors of the residential buildings on-site.

6. **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.

7. **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.

8. **Landscaping**. Revised landscape plans shall be submitted to show the size and location of all plants. The landscape plan shall indicate landscape points for the project as required by LAMC 12.40 and Landscape Ordinance Guidelines "O". All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be landscaped, including an automatic irrigation system, and maintained in accordance with a final landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning. The final landscape plan shall be in substantial conformance with the submitted Landscape Plan, Exhibit "B," and shall incorporate any modifications required as a result of this grant.

   Soil depth - see Soil Depths Design Resource published by UDS: https://planning.lacity.org/odocument/96f7c2e9-834f-47cb-8da5-3033428574ea/Soil_Depths.pdf

   New trees planted within the public right-of-way shall be spaced not more than an average of 30 feet on center, unless otherwise permitted by the Urban Forestry Division, Bureau of Public Works.

Administrative Conditions

9. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff as "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.

10. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet and shall include any modifications or notations required herein.

11. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the

subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject case file.

12. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.

13. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off to the issuance of any permit in connection with those plans.

14. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.

15. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.

Mitigation Measures

16. **TCR-1: Monitoring**. Prior to commencing any ground disturbance activities at the project site, the Applicant, or its successor, shall retain archeological monitors and tribal monitors that are qualified to identify subsurface tribal cultural resources. Ground disturbance activities shall include excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, driving posts, augering, backfilling, blasting, stripping topsoil or a similar activity at the project site. Any qualified tribal monitor(s) shall be approved by the **Gabrieleño Band Of Mission Indians – Kizh Nation**. Any qualified archaeological monitor(s) shall be approved by the Department of City Planning, Office of Historic Resources (“OHR”). The qualified archeological and tribal monitors shall observe all ground disturbance activities on the project site at all times the ground disturbance activities are taking place. If ground disturbance activities are simultaneously occurring at multiple locations on the project site, an archeological and tribal monitor shall be assigned to each location where the ground disturbance activities are occurring. The on-site monitoring shall end when the ground disturbing activities are completed, or when the archaeological and tribal monitor both indicate that the site has a low potential for impacting tribal cultural resources. Prior to commencing any ground disturbance activities, the archeological monitor in consultation with the tribal monitor, shall provide Worker Environmental Awareness Program (WEAP) training to construction crews involved in ground disturbance activities that provides information on regulatory requirements for the protection of tribal cultural resources. As a part of the WEAP training, construction crews shall be briefed on proper procedures to follow should a crew member discover tribal cultural resources during ground disturbance activities. In addition, workers will be shown examples of the types of resources that would require notification of the archaeological monitor and tribal monitor. The Applicant shall maintain on the project site, for City inspection, documentation establishing the training was completed for all members

of the construction crew involved in ground disturbance activities. In the event that any subsurface objects or artifacts that may be tribal cultural resources are encountered during the course of any ground disturbance activities, all such activities shall temporarily cease within the area of discovery, the radius of which shall be determined by a qualified archeologist, in consultation with a qualified tribal monitor, until the potential tribal cultural resources are properly assessed and addressed pursuant to the process set forth below:

i. Upon a discovery of a potential tribal cultural resource, the Applicant, or its successor, shall immediately stop all ground disturbance activities and contact the following: (1) all California Native American tribes that have informed the City that are traditionally and culturally affiliated with the geographic area of the proposed project; (2) and OHR.

ii. If OHR determines, pursuant to Public Resources Code Section 21074 (a)(2), that the object or artifact appears to be a tribal cultural resource in its discretion and supported by substantial evidence, the City shall provide any affected tribe a reasonable period of time, not less than 14 days, to conduct a site visit and make recommendations to the Applicant, or its successor, and the City regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.

iii. The Applicant, or its successor, shall implement the tribe's recommendations if a qualified archaeologist retained by the City and paid for by the Applicant, or its successor, in consultation with the tribal monitor, reasonably conclude that the tribe's recommendations are reasonable and feasible.

iv. In addition to any recommendations from the applicable tribe(s), a qualified archeologist shall develop a list of actions that shall be taken to avoid or minimize impacts to the identified tribal cultural resources substantially consistent with best practices identified by the Native American Heritage Commission and in compliance with any applicable federal, state, or local law, rule or regulation.

v. If the Applicant, or its successor, does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist or qualified tribal monitor, the Applicant, or its successor, may require mediation by a mediator agreed to by the Applicant, or its successor, and the City. The mediator must have the requisite professional qualifications and experience to mediate such a dispute. The City shall make the determination as to whether the mediator is at least minimally qualified to mediate the dispute. After making a reasonable effort to mediate this particular dispute, the City may (1) require the recommendation be implemented as originally proposed by the archaeologist or tribal monitor; (2) require the recommendation, as modified by the City be implemented as it is at least as equally effective to mitigate a potentially significant impact; (3) require a substitute recommendation be implemented that is at least equally effective to mitigate a potentially significant impact to a tribal cultural resource; or (4) not require the recommendation be implemented because it is not necessary to mitigate any significant impacts to tribal cultural resources. The Applicant, or its successor, shall pay all costs and fees associated with the mediation.

vi. The Applicant, or its successor, may recommence ground disturbance activities outside of a specified radius of the discovery site, so long as this radius has been

reviewed by both the qualified archaeologist and qualified tribal monitor and determined to be reasonable and appropriate.

vii. The Applicant, or its successor, may recommence inside of the specified radius of the discovery site only after it has complied with all of the recommendation developed and approved pursuant to the process set forth in paragraphs 2 through 5 above.

viii. Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources shall be submitted to the South Central Coastal Information Center (SCCIC) at California State University, Fullerton and to the Native American Heritage Commission for inclusion in its Sacred Lands File.

ix. Notwithstanding paragraph 8 above, any information that the Department of City Planning, in consultation with the City Attorney's Office, determines to be confidential in nature shall be excluded from submission to the SCCIC or provided to the public under the applicable provisions of the California Public Records Act, California Public Resources Code, section 6254(r), and handled in compliance with the City's AB 52 Confidentiality Protocols.

17. **TCR-2 In the Event of an Inadvertent Discovery**. If cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards retained by the project applicant shall assess the find. Work on the portions of the project outside of the buffered area may continue during this assessment period. The **Fernandeño Tataviam Band of Mission Indians and Gabrieleño Band Of Mission Indians – Kizh Nation** shall be contacted about any pre-contact and/or post-contact finds and be provided information after the archaeologist makes their initial assessment of the nature of the find, to provide Tribal input with regards to significance and treatment.

18. **TCR-3: Disposition and Treatment of Inadvertent Discoveries**. The lead agency and/or applicant shall, in good faith, consult with the **Fernandeño Tataviam Band of Mission Indians and Gabrieleño Band Of Mission Indians – Kizh Nation** on the disposition and treatment of any TCR encountered during all ground-disturbing activities.

19. **TCR-4: In the Event of Inadvertent Discovery, Human Remains**. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code shall be enforced for the duration of the project.

    Inadvertent discoveries of human remains and/or funerary object(s) are subject to California State Health and Safety Code Section 7050.5, and the subsequent disposition of those discoveries shall be decided by the Most Likely Descendant, as determined by the Native American Heritage Commission, should those findings be determined as Native American in origin.

20. **Indemnification and Reimbursement of Litigation Costs**.

    Applicant shall do all 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 form 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 reasonable 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 Application otherwise created by this condition.

FINDINGS

A. GENERAL PLAN/CHARTER FINDINGS.

1. General Plan Land Use Designation

The Los Angeles General Plan sets forth goals, objectives and programs that guide both Citywide and community specific land use policies. The General Plan is comprised of seven State-mandated elements, including Land Use, Conservation, Housing, Circulation (Mobility Plan 2035), Noise, Open Space, and Safety. The Framework Element of the General Plan is a guide for communities to implement growth and development policies by providing a comprehensive long-range view of the City as a whole. The City's Land Use Element is divided into 34 community plans that establish parameters for land use decisions within those sub-areas of the City.

The project site is located within the Mission Hills – Panorama City – North Hills Community Plan as updated and adopted by the City Council on June 9, 1999. The Community Plan designates the site for Low Medium II Residential land uses with corresponding zones of RD1.5, RD2, RW2, and RZ2.5. The project site is presently zoned RA-1 which is not a corresponding zone with the land use designation. The applicant requests a Zone Change from the current RA-1 Zone to RD2-1 Zone, which corresponds to the land use designation. The subject site is not located within any geographic specific plan area or community design overlay.

To achieve the proposed project, the applicant requests a Zone Change from the current RA-1 Zone (Suburban Zone regulated by LAMC Chapter 1 Section 12.07) to RD2-1 (Restricted Multiple Density Zone regulated by LAMC Chapter 1 Section 12.09.1). LAMC Chapter 1 Section 12.07-A permits single-family uses in the RA-1 Zone. However, LAMC Section 12.07 C.4 requires a minimum lot area of 17,500 square feet per dwelling unit at this site, thereby allowing one dwelling unit by-right on a 24,008 square foot lot. The RA Zone does not permit the development of eight-multifamily dwellings. The RD2 Zone would allow the requested density.

Pursuant to LAMC Section 12.09.01 B.4, the RD2 Zone requires a minimum lot area of 2,000 square feet per dwelling unit. The Zone Change request from the RA-1 Zone to the RD2-1 Zone over the entire 24,008 gross square foot lot will allow a maximum density of 12 dwelling units (24,008 square feet / 2,000 square feet = 12 units). At eight proposed dwelling units, the project will meet the RD2 minimum lot area per dwelling unit requirement.

Concurrent to the Zone Change request, the project includes a small lot subdivision of one parcel into eight small lots to allow the eight dwelling units, one on each small lot. On June 11, 2026, the Deputy Advisory Agency issued conditional approval of the small lot subdivision under Case No. VTT-84182-SL-HCA. and is contingent on the approval of the subject Zone Change. Therefore, one unit can be developed on each of the approved small lots, for a total maximum of eight units.

The project will increase housing opportunities in the plan area at a density which will be consistent with the General Plan land use designation of Low Medium II Residential. Therefore, the project is in conformance with the General Plan land use designation and zoning.

2. **Charter Section 556 Findings:** ***That the Zone Change is in substantial conformance with the purpose, intent, and provisions of the General Plan.***
Framework Element

The Citywide Framework Element of the General Plan sets forth a citywide comprehensive long-range growth strategy. The recommended Vesting Zone Change from RA-1 to (T)(Q)RD2-1 conforms to the following objectives and policies of the Framework Element as follows:

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.

GOAL 3C: Multi-family neighborhoods that enhance the quality of life for the City's existing and future residents.

Objective 3.7: Provide for the stability and enhancement of multi-family residential neighborhoods and allow for growth in areas where there is sufficient public infrastructure and services and the residents' quality of life can be maintained or improved.

The proposed Zone Change from RA-1 to (Q)(T)RD2-1 will allow for the redevelopment of an underutilized site with a new eight-unit residential development, 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 0.2 miles from the intersection of Nordhoff Street and Van Nuys Boulevard, within close proximity to commercial uses including grocery stores, retail shopping, dining and other services. The Zone Change will allow for more intense development of the subject property, which will locate more residences proximate to transit and various destinations, reducing vehicular trips, vehicle miles traveled, and air pollution. Additionally, the project is conditioned herein to provide dedications and public improvements to the satisfaction of BOE and the Bureau of Street Lighting. Also, the project is conditioned to comply with LADOT conditions for access and site planning, Urban Forestry conditions for tree and shrub preservation, and Recreation and Parks conditions to provide adequate parks and recreational uses. The project is also conditioned to be reviewed and approved for the Fire Department to maximize fire safety. These conditions will ensure that the project contributes to the sufficiency of public infrastructure and quality of life in the neighborhood. Therefore, the Zone Change is consistent with the Distribution of Land Use goals, objectives and policies of the General Plan Framework Element.

General Plan / Community Plan
The Mission Hills- Panorama City- North Hills Community Plan designates the project site for Low Medium II Residential land uses corresponding to the RD1.5, RD2, RW2, and

RZ2.5 Zones. The Community Plan text includes the following relevant land use Objectives and Policies:

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

Objective 1-2: To locate new housing in a manner which reduces vehicular trips and makes it accessible 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 RA-1 to (Q)(T)RD2-1 Zone will allow for the development of eight new residential dwelling units. The project will replace the existing single-family dwelling and provide a net increase of seven residential units on the subject site. The project will increase the availability of housing within the City and provide greater individual choice in housing types, quality, price and location. The project will be similar in typology to detached townhouses and other similar housing types to increase housing stock. Additionally, the proposed project is located within approximately 370 feet of Metro bus route 233, a major north/south bus route, and the LADOT DASH Pacoima route. The area is primarily flat and adequate for walking to the bus stop to access employment, services, retail, etc.

The Mission Hills – Panorama City – North Hills Community Plan was updated and adopted by the Los Angeles City Council on June 9, 1999. The project, a maximum of eight residential multi-family dwelling units, and the Community Plan Map includes the following Footnote No. 7:

Footnote No. 7: There shall be no multiple residential development which exceed the density of the adjacent or surrounding residential density unless appropriately conditioned by the City Planning Commission and/or City Council to mitigate adverse impacts and to assure development harmonious and compatible with the surrounding neighborhood.

The surrounding area is developed with multi- and single-family residential uses. Properties to the north are zoned (Q)RD2-1 and RA-1 and are designated for Low Medium II Residential and Medium Residential land uses, respectively. These properties are developed with a large apartment building and a religious institution. The property to the west is zoned R3-1 and is designated for Medium Residential land uses. This property is developed with a large apartment complex. The property to the south is zoned (Q)RD2-1 and is designated for Low Medium II Residential land uses. This property is developed with 12 detached condominium units designed in two rows of six units. Properties to the east, across Wakefield Avenue, are zoned RA-1 and (Q)RD2-1 and are designated for Low Medium II Residential land uses. These properties are vacant and developed with an apartment building, respectively. To ensure that the project is harmonious and compatible with adjacent uses in the surrounding neighborhood, the project is conditioned herein to provide dedications and improvements to the satisfaction of BOE and the Bureau of Street Lighting. Also, the project is conditioned to comply with LADOT conditions for access and site planning, Urban Forestry conditions for tree and shrub preservation, and Recreation

and Parks conditions to provide adequate parks and recreational uses. The project is also conditioned to be reviewed and approved for the Fire Department to maximize fire safety.

Housing Element

The Housing Element, Cycle 2021 to 2029 was adopted on November 24, 2021 and identifies the City's housing conditions and needs, and establishes the goals, objectives and policies that are the foundation of the City's housing and growth strategy. The project is consistent with several objectives and policies of the Housing Element. The plan text includes the following relevant housing objectives and policies:

Goal 1: A City where housing production results in an ample supply of housing to create more equitable and affordable options that meet existing and projected needs.

Objective 1.2: Facilitate the production of housing, especially projects that include Affordable Housing and/or meet Citywide Housing Priorities.

Objective 2.2: Promoting more affordable ownership opportunities and ownership retention strategies.

The proposed Zone Change for the subject property will facilitate the construction of additional housing in order to meet the current projected housing needs. The Zone Change from RA-1 to (Q)(T)RD2-1 Zone will allow the project to create eight new dwelling units on a lot previously developed with one unit. In addition to contributing to the City's fair share of housing, each of the eight units will provide four-bedrooms to accommodate larger families with children and/or relatives. These small lot homes create an alternative fee-simple home ownership within a multifamily zone providing an affordable ownership opportunity, and an overall assortment of housing types in the City. Therefore, the Zone Change is consistent with the Housing Element goals, objectives and policies of the General Plan.

Mobility Element

The proposed project will be in conformance with the Mobility Element of the General Plan (Mobility Plan 2035). Wakefield Avenue, a designated Collector Street, is currently dedicated to a half right-of-way width of 40 feet and is partially improved with curb, gutter, and sidewalk.

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 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.

Chapter 5 of the Mobility Plan 2035 addresses Vehicle Miles Traveled (VMT) and emphasizes the need to support ways to reduce VMT per capita. The project is a multifamily residential infill development that will increase accessibility to existing neighborhood destinations such as parks, shopping centers, and employment centers. The project provides an alternative for residents, employees, students, and visitors who

either do not have access to, or prefer not to use, a car. The project is located approximately 370 feet east of the intersection of Van Nuys Boulevard and Tupper Street, which provides transit linkages to Metro and LADOT DASH bus lines. The project's proximity to schools, commercial corridors, and transit will allow future residents of the project walk, bike, or bus to get to such destinations, thus reducing VMT. Therefore, the Zone Change is consistent with the Mobility Plan 2035 goals, objectives, and policies of the General Plan.

3. **Charter Section 558 Findings: *That the action is in substantial conformance with the purposes, intent and provisions of the General Plan.***

   The Area Planning Commission shall hold a public hearing and make a report and recommendation to the City Council regarding the relation of the proposed Vesting Zone Change to the General Plan and whether adoption of the proposed Zone Change will be in conformity with public necessity, convenience, general welfare and good zoning practice.

B. ENTITLEMENT FINDINGS

There is a critical and well-documented demand for housing throughout the City of Los Angeles. The proposed Zone Change, T Conditions, and Q Conditions are consistent with Section 558 of the City Charter and Chapter 1 Section 12.32 of the LAMC. As detailed below, the project is in conformance with the public necessity, convenience, general welfare and good zoning practice. As proposed and conditioned herein, the proposed Vesting Zone Change and Adjustment will allow the property owner to make better use of the existing infill site by providing a maximum of eight multi-family residential housing units. Therefore, the project will be in conformance with public necessity, convenience, general welfare and good zoning practice as described below.

1. **Zone Change, Chapter 1 Section 12.32 F of the Los Angeles Municipal Code: That the Zone Change is in conformance with the public necessity, convenience, general welfare, and good zoning practice.**

   Public Necessity. The Zone Change would allow the site to be redeveloped and to provide a total of eight new homes (a net increase of seven new units). According to the Southern California Association of Government's "Connect SoCal 2024: Demographics & Growth Forecast Technical Report," adopted on April 4, 2024, the population of Los Angeles County in 2019 was 10,046,000 people. The forecasted population growth of Los Angeles County from 2019 to 2050 is 747,000 people, for a total of 10,793,000 people in Los Angeles County in 2050. This growth needs to be addressed through housing because people need a place to live. Based on the Regional Housing Needs Assessment (RHNA), set by the California Department of Housing and Community Development (HCD), the City needs to plan for 456,643 new dwelling units between 2021 and 2029. This is based on forecasted population growth and housing needs at the state level. Therefore, based on the predicted population growth within the next 24 years and the required housing that the City must zone for by 2029, the requested Zone Change and development of eight dwelling units represents a Public Necessity.

   Convenience. The project site is located in an area of the Panorama City community that is highly urbanized, with parks, schools, and a transportation infrastructure. The proposed project would locate eight new dwelling units approximately 700 feet from Liggett Street Elementary School and 750 feet away from the Tobias Avenue Park. The property is also located 370 feet from the intersection of Van Nuys Boulevard and Tupper Street, which

accommodates local bus routes. The property is also located within close proximity to commercial uses including grocery stores, retail shopping, dining and other services. Granting the Zone Change to the (Q)(T)RD2-1 Zone would allow future residents access to shopping, dining and services within the immediate neighborhood, as well as the opportunity to utilize nearby parks and to enroll their children in nearby schools.

General Welfare. Granting the Zone Change to the (Q)(T)RD2-1 Zone would allow the development of an eight-unit residential development that will expand the housing stock in the Panorama City community of the city. As discussed above, the area has neighborhood-serving uses such as schools, grocery stores, parks, restaurants and other services. The Zone Change to the (Q)(T)RD2-1 Zone will increase the city's housing stock, while minimizing any burden placed upon the existing infrastructure, including roads and utilities.

Good Zoning Practice. The subject site is an approximate 24,008 square foot site that is zoned RA-1 and currently allows one single-family structure per 17,500 square feet of lot area. The requested Zone Change to RD2-1 allows a maximum of eight units on the approved eight small lots. The requested RD2 Zone is identified as a corresponding zone of the Low Medium II Residential land use designation. The proposed development would be consistent with the density of surrounding properties including the abutting RD2 Zoned properties to the north and south of the subject site.

Therefore, as conditioned, the Zone Change to the RD2 zone is in conformity with the public necessity, convenience, general welfare, and good zoning practice.

2. **"T" Tentative Classification Finding: Public necessity, convenience and general welfare require that provision be made for the orderly arrangement of the property concerned into lots and/or that provision be made for adequate streets, drainage facilities, grading, sewers, utilities, park and recreational facilities; and/or that provision be made for payments of fees in lieu of dedications and/or that provision be made for other dedications; and/or that provision be made for improvements; all in order that the property concerned and the area within which it is located may be properly developed in accordance with the different and additional uses to be permitted within the zone to which the property is proposed for change.**

   Pursuant to LAMC Chapter 1 Section 12.32 G.1, the current action, as recommended, has been made contingent upon compliance with new "T" conditions of approval. The project materials were circulated to the applicable City agencies to allow them to require conditions to effectuate the Zone Change. Therefore, the identified dedications, improvements, and actions will meet the public's needs, convenience, and general welfare served by the required actions.

3. **"Q" Classification Finding: The Q limitations are necessary to protect the best interests of and assure a development more compatible with the surrounding property or neighborhood; The Q limitations are necessary to secure an appropriate development in harmony with the objectives of the General Plan; The Q limitation is necessary to prevent or mitigate adverse environmental effects of the zone change.**

   Pursuant to LAMC Chapter 1 Section 12.32 G.2, the current action, as recommended, has been made contingent upon compliance with new "Q" conditions of approval. The

conditions that limit the scale, design and scope of future development on the site are 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.

Environmental Findings and Additional Mandatory Findings

4. **Environmental Findings.** Based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV-2023-8205-MND, as adopted on June 11, 2026, ("Mitigated Negative Declaration") SCH No. 2026011067, and no subsequent EIR, negative declaration, or addendum is required for approval of the project.

5. **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 outside the Flood Zone.