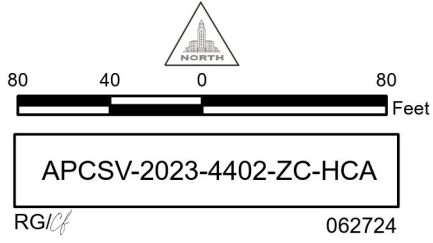
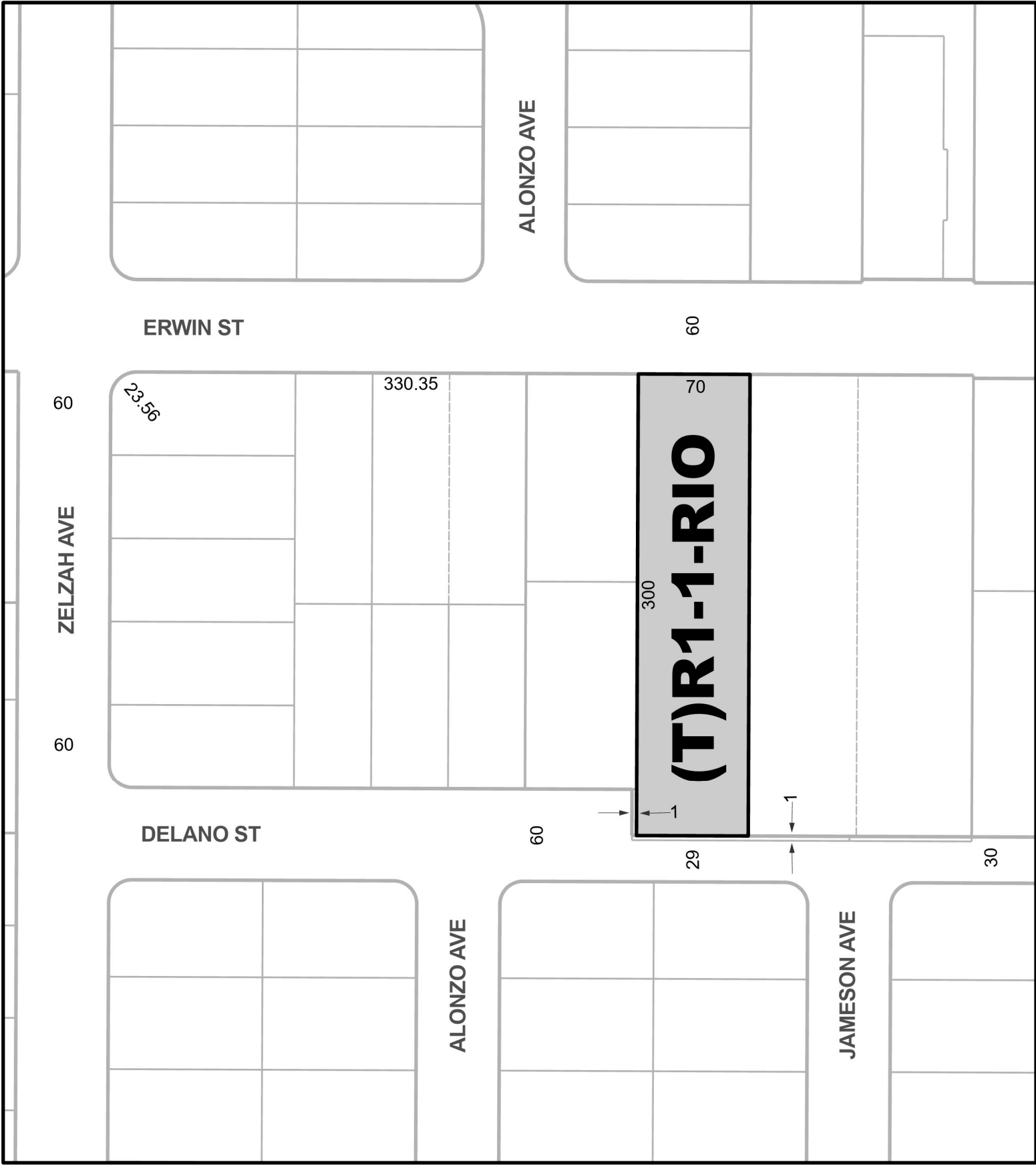


ORDINANCE NO. _____

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:

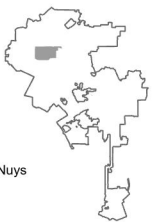


APCSV-2023-4402-ZC-HCA

RG/cf

062724

City of Los Angeles



Reseda - West Van Nuys



SOUTH 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: **SEP 10 2024**

Case No.: **APCSV-2023-4402-ZC-HCA**
CEQA: ENV-2023-4403-CE
Plan Area: Reseda – West Van Nuys

Council District: 4 – Raman

Project Site: 17820 West Erwin Street

Applicant: David Danil
Representative: Ben Ansari

At its meeting of **August 22, 2024**, the South Valley Area Planning Commission took the actions below in conjunction with the following Project:

The addition of 2,173 square feet to an existing approximately 1,366 square foot single-family dwelling for a total of 3,539 square feet and the construction, use and maintenance of a new 3,539 square foot single-family dwelling on a 20,994 (gross) square foot lot in the RA-1-RIO Zone (with a requested Zone Change to R1-1-RIO). Each dwelling will be 24 feet 9 inches in height and will be constructed with an attached two-car garage. There are 12 existing trees on the subject site, including two protected California Black Walnut trees. The project proposes to remove the two protected California Black Walnut trees and one significant, non-native tree for a total of three tree removals. No grading is proposed as part of the project.

1. **Determined**, that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15301, Class 1, Section 15303, Class 3, and Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Approved and Recommended**, that the City Council adopt, pursuant to Section 12.32 F, Chapter 1, of the Los Angeles Municipal Code, a Zone Change from RA-1-RIO to (T)R1-1-RIO over the entire site;
3. **Adopted** the attached Conditions of Approval, and;
4. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Crockett
Second: Mather
Ayes: Barraza, Karadjian

Vote: 4 – 0


April M. Hood, Commission Executive Assistant I
South Valley Area Planning Commission