



## DEPARTMENT OF CITY PLANNING

### RECOMMENDATION REPORT

#### North Valley Area Planning Commission

<b>Date:</b>	August 15, 2024	<b>Case No.:</b>	APCNV-2020-5033-ZC-ADJ-HCA
<b>Time:</b>	after 4:30 p.m.	<b>CEQA N o.:</b>	ENV-2020-5034-CE
<b>Place:</b>	Marvin Braude Building First Floor Conference Room 6262 Van Nuys Boulevard Van Nuys, CA 91401	<b>Incidental Case:</b>	AA-2020-5032-PMLA-HCA
		<b>Council No.:</b>	7 – Rodriguez
		<b>Plan Area:</b>	Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon
		<b>Overlay Plan:</b>	N/A
		<b>Certified NC:</b>	Sunland-Tujunga
		<b>General Plan:</b>	Low Residential
		<b>Zone:</b>	RA-1-RFA
<b>Public Hearing:</b>	August 15, 2024	<b>Applicant:</b>	Brandon Park (Michael Brandon Enterprises LLC)
<b>Appeal Status:</b>	Zone Change is appealable only by the applicant to the City Council if approved in whole or in part. Zoning Administrator Adjustment is appealable to the City Council.	<b>Representative:</b>	Brandon Park
<b>Expiration Date:</b>	August 15, 2024		
<b>Multiple Approval:</b>	Yes		

**PROJECT LOCATION:** 8152 Ellenbogen Street

**PROPOSED PROJECT:** A Zone Change from RA-1-RFA to R1-1-RFA and a preliminary parcel map to permit the subdivision of a 27,349.1 square-foot lot into three lots with the retention of one single-family dwelling and the construction of two new 1,730 square foot single-family dwellings. The project is also requesting an Adjustment to permit a 15-foot front yard setback for Parcel A in lieu of the 20-foot front yard setback otherwise required in the R1-1-RFA Zone.

1. The North Valley Area Planning Commission shall consider an **exemption** from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Article 19, pursuant to CEQA Guidelines, Sections 15303 (Class 3) and 15315 (Class 15), an Exemption from CEQA and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. Pursuant to LAMC Section 12.32-F a **Zone Change** from RA-1-RFA to R1-1-RFA to permit the subdivision of a 27,349.1 square-foot lot into three lots with the retention of one single-family dwelling and the construction of two new 1,730 square foot single-family dwellings.

3. Pursuant to Los Angeles Municipal Code (LAMC) Sections 12.28 C.4, an **Adjustment** to permit a 15-foot front yard setback for Parcel A in lieu of the 20-foot front yard setback otherwise required in the R1-1-RFA Zone.

**RECOMMENDED ACTIONS:**

1. **Determine** that the **Project** is exempt from California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Article 19, Section 15303 and 15315, Class 3 and Class 15 and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. **Recommend** that the North Valley Area Planning Commission **Approve** a **Zone Change** from RA-1-RFA to (T)R1-1-RFA to permit the subdivision of a 27,349.1 square-foot lot into three lots with the retention of one single-family dwelling and the construction of two new 1,730 square foot single-family dwellings.
3. **Recommend** that the North Valley Area Planning Commission **Approve** an **Adjustment** to permit a 15-foot front yard setback for Parcel A in lieu of the 20-foot front yard setback otherwise required in the R1-1-RFA Zone.
4. **Adopt** the attached findings approving the project use.

VINCENT P. BERTONI, AICP  
Director of Planning

*Blake Lamb*

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Blake Lamb  
Principal City Planner

*Dang Nguyen*

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Dang Nguyen  
City Planner

*Jojo Pewsawang*

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Jojo Pewsawang  
Senior City Planner

*Joshua Ordonez*

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Joshua Ordonez  
Planning Assistant

**ADVICE TO PUBLIC:** \*The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 272, City Hall, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendaized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

## TABLE OF CONTENTS

<b>Project Analysis .....</b>	<b>A-1</b>
Project Summary	
Background	
Analysis and Conclusion	
<b>T Conditions .....</b>	<b>T-1</b>
<b>Conditions of Approval .....</b>	<b>C-1</b>
<b>Findings .....</b>	<b>F-1</b>
Entitlement Findings	
CEQA Findings	
<b>Communications .....</b>	<b>P-1</b>
<b>Exhibits:</b>	
Exhibit A – Plans	
Exhibit B – Maps	
Vicinity Map	
Radius Map	
Existing Zoning Map	
Exhibit C – Site Photographs	
Exhibit D – Environmental Clearance (ENV-2020-5034-CE)	
Exhibit E – Exhibit E - Agency Communications	

## PROJECT ANALYSIS

### **Project Summary**

The project involves the subdivision of one (1) lot into three (3) lots for a total of 27,349.1 square feet in the R1-1-RFA Zone, located at 8152 West Ellenbogen Street. The proposed scope of work will also require a Zone Change in order to accommodate the proposed subdivision, which would create three units at the site. The project also calls for an Adjustment to permit a reduced 15-foot front yard setback for the existing single-family dwelling, which is to remain on proposed Parcel A.

### **Background**

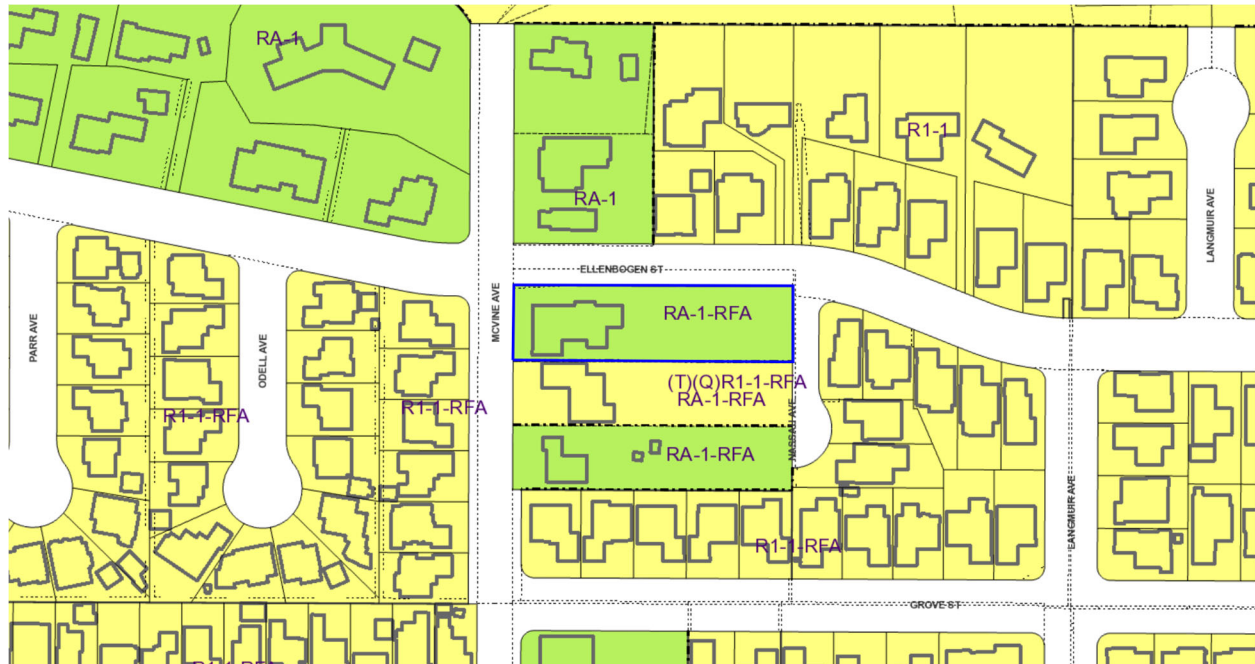
The subject site is located on a rectangular shaped 27,349.1 square foot through corner lot within the Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon Community Plan. The site is currently developed with a 2,603 square-foot single-family dwelling that is expected to remain. The site fronts Ellenbogen Street and is located on the southeast intersection of Ellenbogen Street and McVine Avenue. There are single-family dwellings to the north, east, west and south of the property. The proposed project for the subdivision of one (1) lot into three (3) lots for a total of 27,349.1 gross square feet of lot area and a net lot area of 21,309 square feet after dedication in the R1-1-RFA Zone and the construction of two new 1,730 square-foot single-family dwellings.

The site is currently zoned RA-1-RFA and is located within the Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon Community Plan with a land use designation of Low Residential. The site is not located within any Specific Plan areas but is subject to Sunland – Tujunga Residential Floor Area Supplemental Use District under Zoning Information No. 2394 (Ordinance No. 180,197) and sets the maximum residential floor area square footage allowed for all single-family residentially-zoned properties (R1, RS, RE9, RE11, RE15, RA, RE20, RE40) not located in a “Hillside Area (Zoning Code)” as identified by ZIMAS within Sunland – Tujunga:

“The maximum residential floor area shall be determined as outlined in Ordinance 180,197: the maximum residential floor area shall be 30% of the lot size. If a project qualifies for a ‘bonus’ of 20%, then the maximum residential floor area shall be 36% of the lot size or 2,000 square feet, whichever is greater.”

The project site is located within the Verdugo Fault Zone, a High Wind Velocity area, a Very High Fire Hazard Severity Zone, a Special Grading Area (BOE Basic Grid Map A-13372), an Alquist-Priolo Zone and a Liquefaction Zone. The site is not located within any: Methane Buffer Zone, Flood Zone, Landslide area, or Tsunami Inundation Zone.





*Figure 1. ZIMAS zoning map*

### General Plan Land Use Designation

The Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon Community Plan currently designates the subject property for Low Residential land uses with corresponding zones of RE9, RS, R1, and RU.

### Surrounding Properties

The project site is in a developed and urbanized neighborhood. Surrounding properties are generally within the R1-1, R1-1-RFA, RA-1, and RA-1-RFA Zones. The surrounding area is characterized by generally level topography and improved streets. The southern adjoining property is zoned (T)(Q)R1-1-RFA. The properties to the North, East, South, and West are all developed with Single-Family Dwellings.

### Streets and Circulation

Ellenbogen Street, adjoining the subject property to the North, is a Local Street. The existing street is improved with a curb, but lacks gutters, sidewalks, and streetlights on the south side of the street. The existing street has a roadway width of approximately 30 feet.

McVine Avenue, bisects Ellenbogen Street to the west of the site, is designated a Limited Local Street-Standard, and dead ends passed Ellenbogen Street. The existing street is improved with a curb, but lacks gutters, sidewalks, and streetlights on the east side of the street. The existing street has a roadway width of approximately 30 feet.

Nassau Avenue bisects Ellenbogen Street to the east of the site, it is designated a Limited Local Street-Standard, and dead ends. The existing street is improved with a curb, but lacks gutters, sidewalks, and streetlights on the west side of the street. The existing street has a roadway width of approximately 20 feet.

### Site Related Cases and Permits

Case No. AA-2020-5032-PMLA – On July 19, 2024, the Advisory Agency approved a subdivision from (1) lot into (3) lots at 8152 Ellenbogen Street building (2) new 1,730 square foot single family dwellings. This case is directly related to this (APCNV-2020-5033-ZC) staff report and is running concurrently.

Case No. CPC-2008-2861-RFA – On August 28, 2008, the Los Angeles City Planning Commission approved the following: The proposed ordinance (180,197) known as the Residential Floor Area Supplemental Use District, amending Sections 12.32 of the LAMC to limit the maximum residential floor area contained in all buildings and accessory buildings to not exceed 30 percent of the lot area in non-hillside RA, RE, RS, and R1 zoned lots within the RFA district.

### Surrounding Related Cases

Case No. APCNV-2004-2884-ZC – On June 19, 2008, the North Area Planning Commission approved and recommended the City Council adopt a Zone Change, from the RA-1 Zone to a (T)(Q)RS-1 to permit the approval of Tentative Tract Map 60461 located at 11130 North Oro Vista Avenue, for a maximum of 18 parcels, as shown on the revised map stamp-dated November 11, 2005, in the Sunland – Tujunga – Lake View Terrace – Shadow Hills East La Tuna Canyon Community Plan.

Case No. APCNV-2004-7636-ZC – On November 3, 2005, the North Area Planning Commission approved and recommended the City Council adopt a Zone Change from the RA-1 to (T)(Q)R1-1 to permit the approval of Parcel Map No. AA-2004-7630-PMLA, located at 11122 N. McVine Avenue, for a maximum three parcels, as shown on the revised map stamp-dated December 7, 2004, in the Sunland – Tujunga – Lake View Terrace – Shadow Hills East La Tuna Canyon Community Plan.

### Conclusion

Based on the information submitted to the record, Staff is recommending that the North Valley Area Planning Commission Approve the Zone Change and Adjustment and adopt the proposed findings being that the use is permitted under the General Plan Land Use and the Residential Floor Area Supplemental Use District.

## 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.

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

- A. **Dedication Required. Ellenbogen Street** – a 12-foot-wide strip of land along the property frontage to complete a 30-foot half right-of-way in accordance with Local Street Standards of the LA Mobility Plan, including 15-foot radius property line returns or 10-foot by 10-foot cut corners be dedicated at intersections with McVine Avenue and with Nassau Avenue respectively adjoining the subdivision.

**McVine Avenue** – a 10-foot-wide strip of land along the property frontage to complete a 30-foot half right-of-way in accordance with Local Street Standards of the LA Mobility Plan.

**Nassau Avenue** – a 20-foot-wide strip of land along the property frontage to complete a 50-foot half right-of-way in accordance with Limited Local Street Standards of the LA Mobility Plan.

- B. **Improvements Required. Ellenbogen Street** – Construct an integral concrete curb and gutter, and a 5-foot-wide concrete sidewalk and landscaping of the parkway adjacent to the property line. Suitable surfacing to join the existing pavements and to complete an 18-foot-wide half roadway and variable half roadway width at the intersection. Any necessary removal and reconstruction of existing improvements. The necessary transitions to join the existing improvements. Suitable improvement of the roadway intersection satisfactory to the Valley District Office. Construct a new driveway to comply with ADA requirements. 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, S410-4, S442-5 and S444-0.

**McVine Avenue** – Construct an integral concrete curb and gutter, and a 5-foot-wide concrete sidewalk and landscaping of the parkway adjacent to the property line. Suitable surfacing to join the existing pavements and to complete an 18-foot-wide half roadway and variable half roadway width at the intersection. Any necessary removal and reconstruction of existing improvements. The necessary transitions to join the existing improvements. Suitable improvement of the roadway intersection satisfactory to the Valley District Office. All new sidewalk curb and gutter shall conform to the Bureau of Engineering Standard Plans S410-2, S410-4, S442-5 and S444-0.

**Nassau Avenue** – Construct an integral concrete curb and gutter, and a 5-foot-wide concrete sidewalk and landscaping of the parkway adjacent to the property line. Suitable

surfacing to join the existing pavements and to complete an 30-foot-wide half roadway and variable half roadway width at the intersection. Any necessary removal and reconstruction of existing improvements. The necessary transitions to join the existing improvements. Suitable improvement of the roadway intersection satisfactory to the Valley District Office. All new sidewalk curb and gutter shall conform to the Bureau of Engineering Standard Plans S410-2, S410-4, S442-5 and S444-0.

Improve all newly dedicated corner cuts with concrete sidewalks and construction of the existing curb ramps.

Construct necessary mainline and house connection sewers to serve each parcel.

2. **Engineering Fees.** Prior to the issuance of a clearance letter by the Bureau of Engineering, all engineering fees pertaining to Ordinance No. 176,077 adopted by the City Council, must be paid in full at the Development Services Division office.
3. **Street Lighting.** Installation of (2) streetlights to the satisfaction of the Bureau of Street Lighting. One streetlight on Ellenbogen Street, and one on McVine Avenue.
4. **Street Trees.** Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. Parkway tree removals shall be replanted at a 2:1 ratio. All street tree plantings shall be brought up to current standards. The applicant should contact the Urban Forestry Division for further information (213) 847-3077. Note: Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. All protected tree removals must be approved by the Board of Public Works. Contact Urban Forestry Division ((213) 847-3077) for permit information.
5. **Sewers.** There are existing sewers available in the streets adjoining the subdivision. The construction of house connection sewers will be required to serve the parcels. This subdivision will connect to the public sewer system and will not result in violation of the California Water Code. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
6. **Cable Infrastructure.** Making any necessary arrangements with the appropriate cable television franchise holder to assure that cable television facilities will be installed in City rights-of-way in the same manner as is required of other facilities, pursuant to Municipal Code Section 17.05 N, to the satisfaction of the Information Technology Agency.
7. **Fire.** Incorporate into the building plans the recommendations of the Fire Department relative to fire safety, which includes the submittal of a plot plan for approval by the Fire Department prior to the approval of a building permit.
8. **Covenant.** Prior to the issuance of any permit relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded by the property owner in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. Further, the agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date must be given to the City Planning Department for attachment to the subject file.

Notice: Certificates of Occupancy for the subject property will not be issued by the City until the construction of all the public improvements (streets, sewers, storm drains, etc.), as required herein, are completed to the satisfaction of the City Engineer.

### CONDITIONS OF APPROVAL

1. **Use.** The use of the subject property shall be limited to those uses permitted in the R1-1 Zone as defined in Section 12.08 of the Los Angeles Municipal Code (LAMC).
2. **Site Plan.** The use and development of the subject property shall be in substantial conformance with the site plan labeled “**Exhibit A**” and dated January 20, 2022, attached to the file.
3. **Front Yard Setback (Parcel A).** Parcel A is permitted to observe a minimum 15-foot front yard setback in lieu of the 20 feet otherwise required by LAMC Section 12.08.
4. **Parking.** Off-street automobile parking shall be provided on-site as required by LAMC Section 12.21 A.4.
5. **Landscape.** All landscaping plans, as part of “Exhibit A”, shall be revised to identify the removal of any on-site trees within the subject property.

### Administrative Conditions

1. **Approvals, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, reviews or approval, plans, etc, as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.
2. **Code Compliance.** All area, height and use regulations of the zone classification of the subject property shall be complied with, except wherein these conditions explicitly allow otherwise.
3. **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.
4. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.
5. **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.
6. **Building Plans.** A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
7. **Project Plans Modifications.** Any corrections and/or modifications to the Project plans made subsequent to this grant that are deemed necessary by the Department of Building and Safety, Housing Department, or other Agency for Code compliance, and which involve a change in

site plan, floor area, parking, building height, yards or setbacks, building separations, or lot coverage, shall require a referral of the revised plans back to the Department of City Planning for additional review and final sign-off prior to the issuance of any building permit in connection with said plans. This process may require additional review and/or action by the appropriate decision making authority including the Director of Planning, City Planning Commission, Area Planning Commission, or board.

8. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the 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.

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

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

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

For purposes of this condition, the following definitions apply:

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

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

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

## FINDINGS

### General Plan/Charter Findings

#### 1. General Plan Land Use Designation.

The Project Site is located within the Sunland – Tujunga – Lake View Terrace – Shadow Hills – East La Tuna Canyon, adopted by the City Council on November 18, 1997. The site is subject to the Sunland – Tujunga – Lake View Terrace – Shadow Hills – East La Tuna Canyon Community Plan clarifies that R1 zones are corresponding zones in the Low Residential areas which is consistent with the General Plan. The site has a General Plan Land Use Designation of Low Residential with a corresponding zone of R1-1-RFA. The site is currently zoned RA-1-RFA and the applicant is requesting a zone change to R1-1-RFA, which is consistent with the Low Residential land use designation. As such, the requested zone change to R1-1-RFA is consistent with the Community Plan's land use designation. In addition, the recommended (T) conditions will require public right-of-way dedications and improvements.

#### 2. General Plan Text.

The Sunland – Tujunga – Lake View Terrace – Shadow Hills – East La Tuna Canyon Community Plan text includes the following relevant land use objectives, policies, and programs:

#### **Goal 1 - A SAFE, SECURE AND HIGH QUALITY RESIDENTIAL ENVIRONMENT FOR ALL ECONOMIC, AGE, AND ETHNIC SEGMENTS OF THE COMMUNITY.**

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

1-1.1 Designate lands for single and multi-family residential development.

1-1.2 Protect existing single family residential neighborhoods from encroachment by higher density residential and other incompatible uses.

1-1.3 Require that new single and multi-family residential development should be designed in accordance with the Urban Design Chapter.

1-1.4 The City should promote neighborhood preservation, both in existing single-family neighborhoods.

**Objective 1-3** To preserve and enhance the varied and distinct residential character and integrity of existing single and multi-family neighborhoods.

1-3.1 Consider factors such as neighborhood character and identity, compatibility of land uses, impacts on livability, impacts on services and public facilities, impacts on traffic



levels, and environmental impacts when changes in residential densities are proposed.

1-3.2 Seek a high degree of architectural compatibility and landscaping for new infill development to protect the character and scale of existing residential neighborhoods.

1-3.3 Preserve existing views of hillside and mountainous areas.

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

1-5.1 Promote greater individual choice in type, quality, and location of housing.

The project is in conformance with these goals, objectives, and policies. Broadly speaking, the intent of these objectives and associated policies is to ensure that single-family neighborhoods are protected, and that neighborhood character is preserved.

The proposed project will further the above objectives and policies by addressing the Community Plan's area's needs and by matching the density that was envisioned for this area by the Community Plan's Low Residential land use designation.

The proposed building's designs blend in with the surrounding neighborhood. The intention is to conform to the community plan by increasing housing while at the same time maintaining the neighborhood's architectural design.

By sensitively designing the project to be visually compatible with the existing dwelling, the project preserves the general character of the existing property and preserves the low-density character of the surrounding area.

### 3. **Framework Element.**

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

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

Objective 4.2: Conserve scale and character of residential neighborhoods.

The project is designated by the Sunland – Tujunga – Lake View Terrace – Shadow Hills – East La Tuna Canyon Community Plan for Low Residential uses and is zoned RA-1-RFA. The request for an R1-1-RFA Zone, in order to for the subdivide one (1) lot into three (3) lots that measure a total of 27,349.1 square feet in the R1-1-RFA Zone, located at 8152 West Ellenbogen Street and construct two single-family dwelling units, which is consistent with the land use designation and allows the site to provide additional dwelling units in a manner which promotes an equitable distribution of housing opportunities by

type and cost accessible to all residents of the City that conserves the scale and character of residential neighborhoods.

4. **Housing Element.**

The Housing Element 2013-2021 was adopted on December 3, 2013 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: Housing Projection and Preservation.

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

Policy 1.1.2: Expand affordable rental housing for all income groups that need assistance.

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.

The proposed zone change for the subject property will facilitate the construction of additional housing in order to meet current and projected needs. The Zone change from the RA Zone to an R1 Zone will allow the subdivisions of 1 lot into 3. The subdivision, in turn, will allow the creation of 2 new single-family dwellings. This will produce more homeownership opportunities, which are in dire need due to a housing crisis. This creates a different type of unit for a larger family and addresses the needs of households in this area. Therefore, the Zone Change is consistent with the Housing Element goals, objectives and policies of the General Plan.

5. **The Mobility Element.**

The Mobility Element of the General Plan (Mobility Plan 2035) is not likely to be negatively affected by the recommended action herein. Dedications are required for Ellenbogen Street, McVine Avenue, and Nassau Avenue located along the north, east, and west property line; thereby bringing the right-of-way into conformance with the standards identified in the Mobility Plan. These dedications and improvements will improve the pedestrian and vehicular infrastructure for Ellenbogen streets right-of-way along the project. Therefore, as conditioned, the zone change to R1-1-RFA is consistent with Mobility Plan 2035 goals, objectives and policies of the General Plan.

6. **Charter Finding.**

The proposed zone change complies with Charter Section 556 and 558 in that the change promotes land use regulations with regards to use, height, density, etc., that is consistent with the General Plan, as noted above in Findings Nos. 1 and 2, with public necessity, convenience, general welfare, and good zoning practice, and as noted in the discussion in Finding No. 8, which are referenced as if fully incorporated herein.

**Zone Change Findings**

7. **That Pursuant to LAMC Section 12.32. F - That the zone change is in harmony with the objectives of the General Plan and is in conformity with the public necessity, convenience, general welfare, and good zoning practice.**

The recommended zone change is in conformance with the public necessity, convenience, and general welfare or good zoning practice in that the R1-1-RFA Zone is consistent with the Low Residential land use designation.

The subject site is a rectangular-shaped parcel with an approximate East/West length of 318 feet and a frontage along Ellenbogen Street. Ellenbogen Street is designated a Local Street – Standard under the Los Angeles Mobility Plan 2035. Ellenbogen Street is currently improved with a curb. The subject property is located within the Verdugo Fault.

Public Necessity: The granting of the zone change will allow for the construction of housing which is much needed in the City of Los Angeles. The project allows the site to secure an appropriate development in harmony with the objectives of the General Plan, by allowing for a zone which is consistent with the General Plan.

Convenience: The project is conveniently located approximately one mile away from Foothill Boulevard, which is to the west of the subject property, and is a major thoroughfare in the San Fernando Valley. Also located on Foothill Boulevard, are a variety of restaurants, retail, and commercial sites. As such, the site is within close proximity to bus lines, and is a convenient location for additional residential housing.

General Welfare: The project has been conditioned with T conditions to require dedications and improvements along the public rights-of-way which are adjacent to the site. These improvements will improve the sidewalk abutting the subject property on Ellenbogen Street, McVine Avenue, and Nassau Avenue.

Good Zoning Practices: The zone is consistent with the land use designation and is therefore an appropriate zone for the site. In light of facing an unprecedented housing crisis, the requested zone change from RA-1-RFA to R1-1-RFA will permit two additional single-family dwellings, otherwise prohibited by the density limitations of the RA-1-RFA Zone; thus, adding additional dwelling units to the market supply in order to meet market demands. Lastly the zone will be consistent with adjacent parcels which are zoned RA-1 to the north and RA-1-RFA to the south, and the R1-1 and R1-1-RFA Zones abutting to the east, and west will create a harmonious and uniform land use pattern along the block.

8. **Pursuant to LAMC Section 12.32 G, Findings for “T” and “Q” Classifications.**

Pursuant to LAMC Section 12.32 G.1, the current action, as recommended, has been made contingent upon compliance with new “T” conditions and the project specific Conditions of Approval imposed herein for the proposed project. Such limitations are necessary to ensure the identified dedications, improvements, and construction notices are executed to meet the public’s needs, convenience and general welfare served by the required actions.

**Adjustment Findings (LAMC Section 12.28 C.4)**

9. **That while site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms with the intent of those regulations.**

The subject site is located on a rectangular shaped 27,349.1 square foot lot within the Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon Community Plan. The site is currently developed with a 2,603 square-foot single-family dwelling that is expected to remain. The existing dwelling currently observes a 25-foot front yard setback along McVine Avenue. In order to maintain the existing dwelling and subdivide the property into three lots, the applicant has proposed a three-lot subdivision which complies with the lot width and lot area requirements of the R1 Zone.

Although the site's area can accommodate three R1 zoned single-family sized lots, after providing for a required 10-foot dedication along McVine Avenue, the existing single-family dwelling's front yard setback is reduced from 25 feet to 15 feet, thus necessitating the need for an Adjustment request as the R1 zone has a 20-foot front yard setback requirement.

The Code's intent is to promote uniform development. With respect to front yard setbacks, it is the intent to create uniform setbacks along the street frontage. Existing dwellings to the south along the eastern frontage observe variable setbacks ranging from 33 feet to 20 feet. However, these residences do not include required street dedication, which would effectively reduce the front yard setback of the structures ranging from 23 feet to 10 feet, respectively. Properties along the western frontage of McVine Avenue currently observe 15-foot front yard setbacks in the R1-1-RFA Zone. As such, the project's 15-foot front yard setback will be compatible with existing improvements and conforms to the intent of the setback requirements.

10. **That in light of the project as a whole, including any mitigation measures imposed, the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

The request to reduce the front setback requirement for the existing single-family dwelling would not further degrade the surrounding neighborhood. The existing home is to remain unchanged with no construction plans to modify it whatsoever. The reduced front yard is a result of the project's required street dedications, which will require the project to dedicate 10 feet along McVine Street and to improve the street with sidewalk, curb, and gutter. The height and size of the existing building will remain unchanged and thus would not be affected. Since no changes will be made to the existing building, in no way would the project adversely affect adjacent properties and the surrounding neighborhood. In fact, preserving the existing home precludes the need for the home's demolition and construction of a new home, minimizing any negative impacts on the adjacent neighborhood.

Therefore, the granting of the applicant's requests would result in a project that be compatible with the existing pattern of development within the surrounding area and would not adversely affect adjacent properties or the public's safety.

11. **That the project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan and any applicable specific plan.**

There are twelve elements of the General Plan and each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing concerns and issues. The majority of the policies derived from these Elements are in the form of Code Requirements of the LAMC. Except for the entitlement described herein, the project does not propose to deviate from any of the requirements of the LAMC.

The General Plan is composed of the Framework Element, seven state-mandated elements, and four additional elements adopted by the City Council. The Framework Element establishes the broad overall policy and direction for the General Plan. Approval of the project is in substantial conformance with the following Framework Element housing goals and objectives:

*Goal 4A: AN EQUITABLE DISTRIBUTION OF HOUSING OPPORTUNITIES BY TYPE AND COST ACCESSIBLE TO ALL RESIDENT OF THE CITY.*

*Objective 4.4: To preserve and enhance the varied and distinct residential character and integrity of existing single and multi-family neighborhoods.*

The Housing Element provides a plan for the City's existing and future housing needs to ensure a range of housing choices for residents of all income levels. The Housing Element provides decision-makers policy guidance to evaluate discretionary housing applications. This approval conforms to the following goals and objectives in the Housing Element:

*Goal 1: A CITY WHERE HOUSING PRODUCTION AND PRESERVATION RESULT IN AN ADEQUATE SUPPLY OF OWNERSHIP AND RENTAL HOUSING THAT IS SAFE, HEALTHY, SANITARY, AND AFFORDABLE TO PEOPLE OF ALL INCOME LEVELS, RACES, AGES, AND SUITABLE FOR THEIR VARIOUS NEEDS.*

*Objective 1.2: Preserve quality rental and ownership housing for households of all income levels and special needs.*

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

*Objective 2.3: Promote sustainable buildings, which minimize adverse effects on the environment and minimize the use of non-renewable resources.*

The subject property is in the Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Community Plan which designates this property as R1-1-RFA with Low Residential land use designation. The purpose, intent and provision of the General Plan, and the Community Plan both seek to ensure compatibility with surrounding uses, both in development and use. The use of the property as a single-family residence is consistent with the General Plan Land Use designation of Low Residential and corresponding R1-1-RFA zone. The original house was built in 1966 with a certificate of occupancy issued. The project is designed to be compatible with the overall community. The project substantially conforms to the purpose, intent and provisions of the General Plan and the applicable Community Plan. The project is also complying with the RFA limits.

The Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Community Plan discusses the objectives, goals, and the intent of the plan for the development of housing in the area. The project addresses the following goals and policies of the Community Plan.

The Land Use Element of the City's General Plan divides the city into 35 Community Plans. The project site is located within the boundaries of the Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan which designates the property for Low Residential land use corresponding to the RE9, RS, R1, and RU Zones, consistent with the range of zones associated with the site's land use designations. It is not located in any other, overlays, or interim control ordinances.

Given the scope of the Conditions and limitations established herein, the surrounding land uses will not be significantly impacted by the addition of a new single-family dwellings. The project is consistent with the following components of the Community Plan:

*Goal 1: A SAFE, SECURE, AND HIGH QUALITY RESIDENTIAL ENVIRONMENT FOR ALL ECONOMIC, AGE, AND ETHNIC SEGMENTS OF THE COMMUNITY.*

*Objective 1-3: To preserve and enhance the varied and distinct residential character and integrity of existing single and multi-family neighborhoods.*

*Policy 1-3.1: Consider factors such as neighborhood character and identity, compatibility of land uses, impacts on livability, impacts on services and public facilities, impacts on traffic levels, and environmental impacts when changes in residential densities are proposed.*

*Program: The decision-maker should adopt a finding which addresses these factors as part of any decision relating to changes in planned residential densities.*

*Policy 1-3.3: Preserve existing views of hillside and mountainous areas.*

*Program: Retention of the low-density rural character of the community and height limitations, scenic highway designations, implementation of the Citywide Hillside Ordinance and the 15% Slope Density Ordinance will contribute to the preservation of these views.*

*Objective 1-6: To limit residential density and minimize grading in hillside areas.*

*Policy 1-6.2: Consider the steepness of the topography and the suitability of the geology in any proposal for development within the Plan area.*

*Program: Consider the steepness of the topography and the suitability of the geology in any proposal for development within the Plan area.*

*Program: Continue implementation of the Citywide Hillside Ordinance and the 15% Slope Density Ordinance.*

The proposed project for an Adjustment to provide reduced setbacks will continue an existing use on the subject property that is consistent with the zoning and density as it was intended, in accordance with the LAMC provisions of the R1-1-RFA Zone. The proposed project aims to comply with the intent of the Sunland – Tujunga – Lake View Terrace – Shadow Hills – East La Tuna Canyon community plan and help preserve single-family use, and proposes single family dwellings on the newly proposed lots. The setback relief is proposed in order to comply with the dedication requirements by the Bureau of Engineering to meet the with street standards as required by the LA Mobility Plan across McVine Avenue, Nassau Avenue, and Ellenbogen Street.

As such, allowing the reduced setbacks will allow preservation of the integrity of the single-family homes in the area and keeping with the intent of the R1-1-RFA Zone and considers factors such as neighborhood character and identity, compatibility of land uses, impacts on livability, impacts on services and public facilities, impacts on traffic levels, and environmental impacts when changes in residential densities are proposed. The reduced setbacks do not overly impact the neighboring properties, public right-of-way, and/or setbacks that abut neighboring lots, and are compatible abutting sites and immediate area and will still improve an impact on services and not overly impact traffic levels to the main street.

In light of the above, the project substantially conforms to the purpose, intent and provisions of the General Plan, the Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan.

### **Environmental Findings**

12. **CEQA.** Pursuant to State CEQA Guidelines and City Guidelines and based on the whole of the administrative record, the Project has been granted a Categorical Exemption under ENV-2020-5034-CE and has found to be exempt from CEQA pursuant to CEQA Guidelines, Sections 15303 (Class 3) and 15315(Class 15). There is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
13. **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 C, areas of minimal flooding.

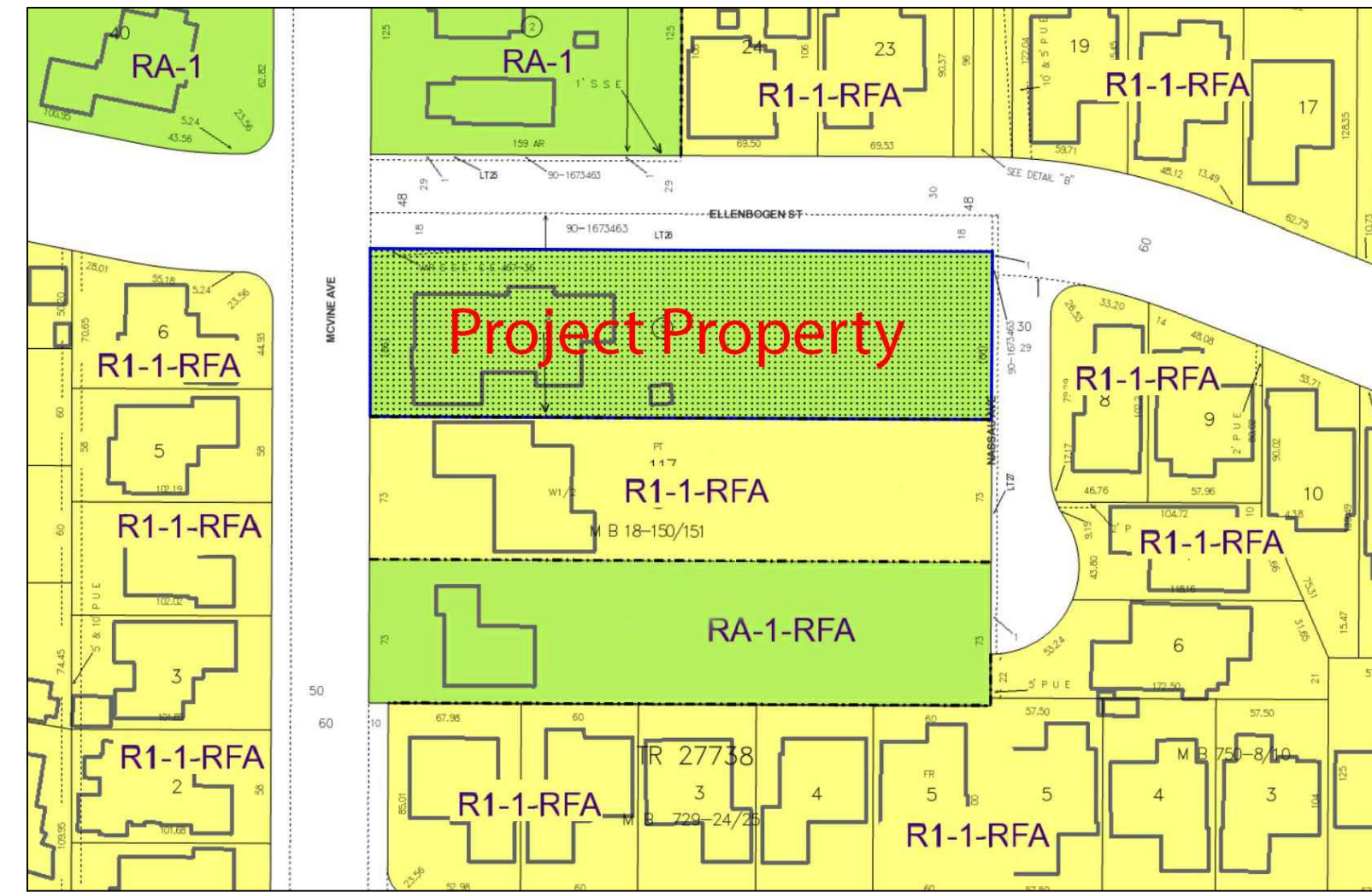
## **COMMUNICATIONS**

### **1. Testimony - Written**

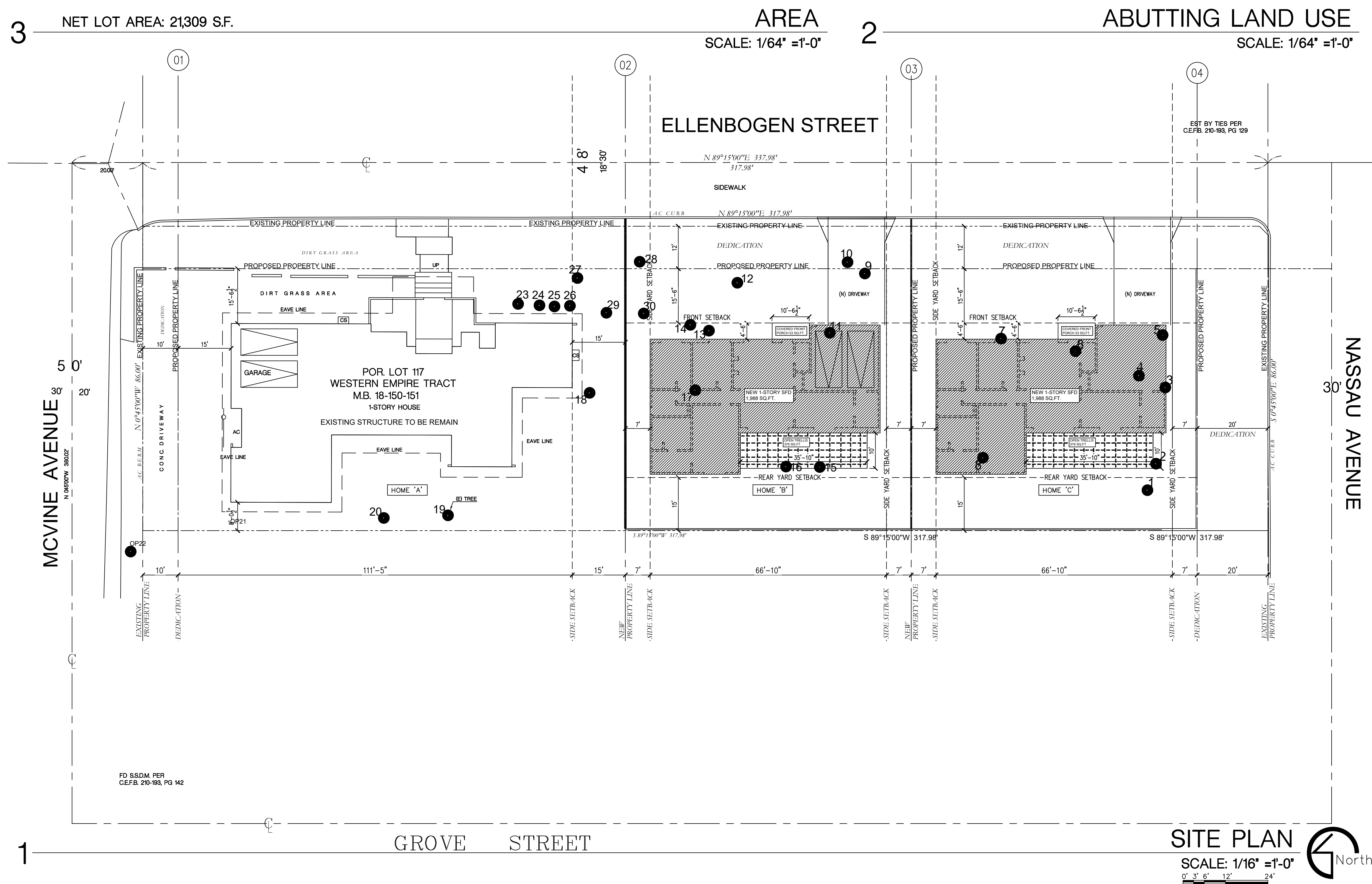
- a. There were no written comments or testimonies submitted with regard to this project.



**Exhibit A:**  
**Plans**

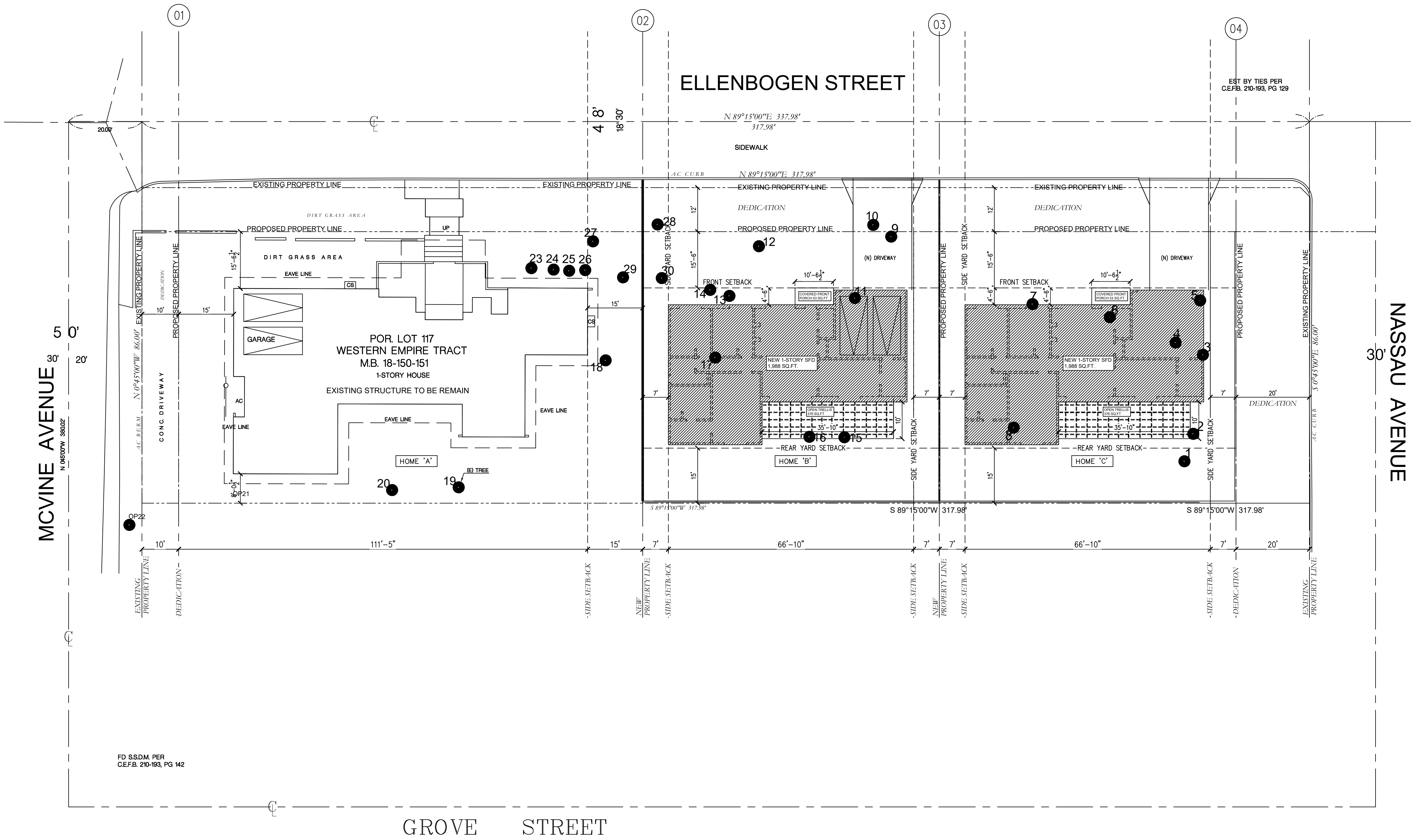


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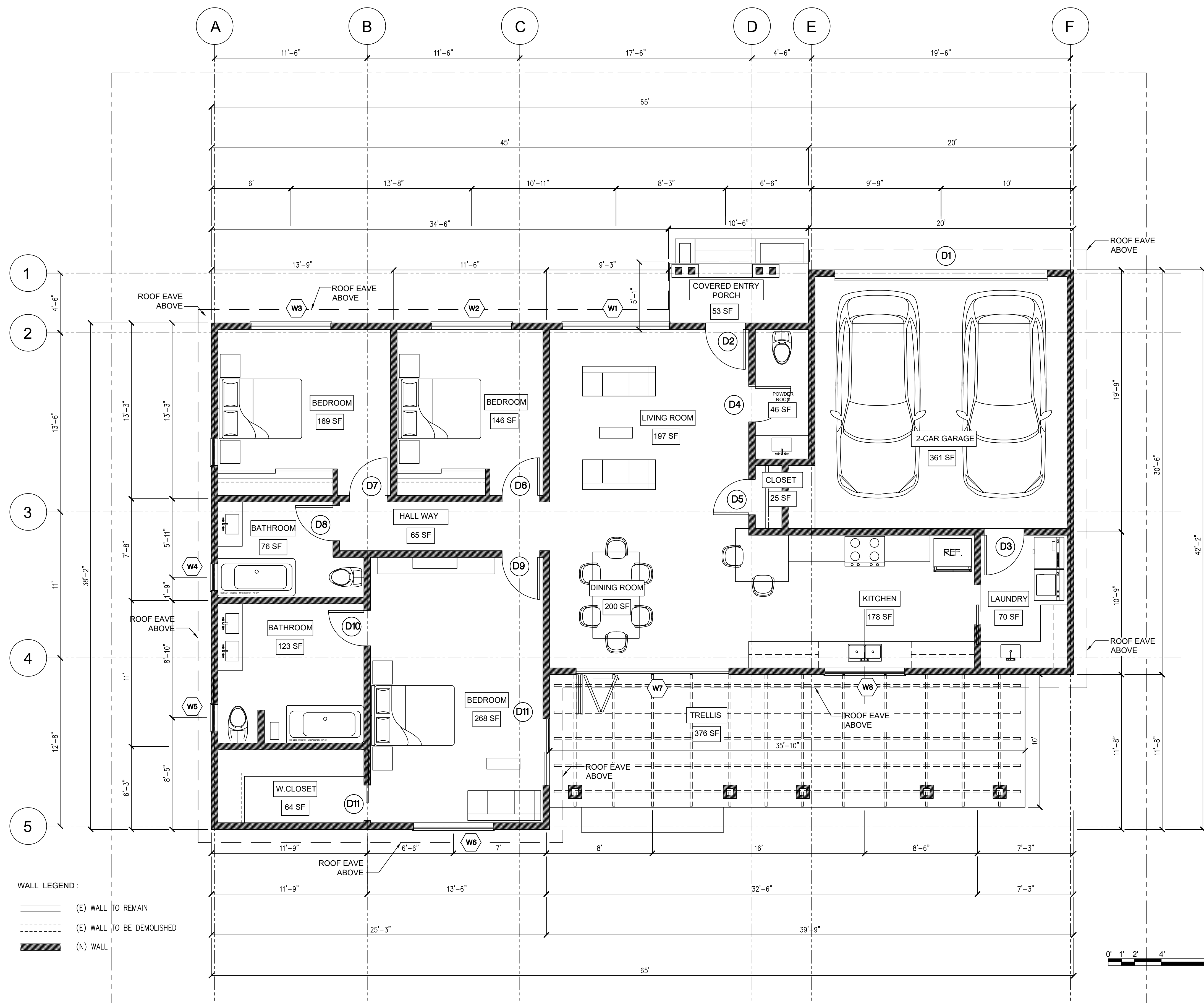




Tree	Name	DBH (Diameter)	Height (ft)	Spread (ft)	Condition	Protected	Natural	Remove	Comment
1	Aleppo Pine	37"	75	50	Deadwood, drought stress	No	No	Yes*	Will conditionally remove if roots are affected during excavation
2	Deodar Cedar	14"	54	33	Drought stress	No	No	Yes*	Will conditionally remove if roots are affected during excavation
3	Deodar Cedar	12"	54	25	Drought stress, one-sided canopy	No	No	Yes*	Will conditionally remove if roots are affected during excavation
4	Aleppo Pine	21"	75	39	Broken leader, drought stress	No	No	Yes	
5	Aleppo Pine	30"	78	45	Dead top	No	No	Yes*	Will conditionally remove if roots are affected during excavation
6	Deodar Cedar	9"	48	22	Dought Stress	No	No	Yes	
7	Aleppo Pine	33"	70	57	Deadwood, drought stress	No	No	Yes	
8	Laurel Sumac	Many small stems	12	12	Healthy	No	No	Yes	Tree is not significant
9	American Sweetgum	6", 7"	33	8	Dead	No	No	Yes	
10	Aleppo Pine	7"	42	12	Heat Stress, one sided canopy	No	No	Yes	Tree is not significant
11	Deodar Cedar	16"	36	30	Old sap exudation on trunk	No	No	Yes	
12	American Sweetgum	14"	45	20	Dead	No	No	Yes	
13	Aleppo Pine	32"	64	72	Deadwood, drought stress	No	No	Yes*	Will conditionally remove if roots are affected during excavation
14	Deodar Cedar	13"	55	25	Minor Drought Stress	No	No	Yes*	Will conditionally remove if roots are affected during excavation
15	Citrus	5"	12	12	Drought Stress	No	No	Yes	Tree is not significant
16	Citrus	Many small stems	10	12	Drought Stress	No	No	Yes	Tree is not significant
17	Citrus	Many small stems	8	8	Drought Stress	No	No	Yes	Tree is not significant
18	Kumquat	4x1.5"	10	10	Drought Stress	No	No	No	
19	African Fern Pine	20"	42	35	Healthy	No	No	No	
20	African Fern Pine	23"	42	38	Healthy	No	No	No	
21	Chinese Juniper	5"	18	12	Drought stress	No	No	No	
22	American Sweetgum	20"	46	30	Tip dieback, possible xylella	No	No	No	
23	Chinese Juniper	9"	27	21	Drought Stress, heat stress	No	No	No	
24	Chinese Juniper	6"	24	10	Supressed by competition	No	No	No	
25	Chinese Juniper	6"	21	8	Supressed by competition	No	No	No	
26	Chinese Juniper	6"	15	10	Dead leader, suppressed by competition	No	No	No	
27	American Sweetgum	10"	42	18	Branch dieback, possible xylella	No	No	No	
28	American Sweetgum	10"	42	18	Branch dieback, possible xylella	No	No	Yes*	Will conditionally remove if roots are affected during excavation
29	African Fern Pine	14"	33	25	Healthy	No	No	Yes*	Will conditionally remove if roots are affected during excavation
30	African Fern Pine	9"	33	29	Healthy	No	No	Yes*	Will conditionally remove if roots are affected during excavation



Revisions :	Date :
PLANNING SUBMITTAL	06/19/2020
PLANNING SUBMITTAL	09/19/2021
PLANNING SUBMITTAL	12/15/2021
Designer :	JPB
Manager :	JPB
Date :	01-20-2022
Job No :	18-106-ELL
Drawing No :	

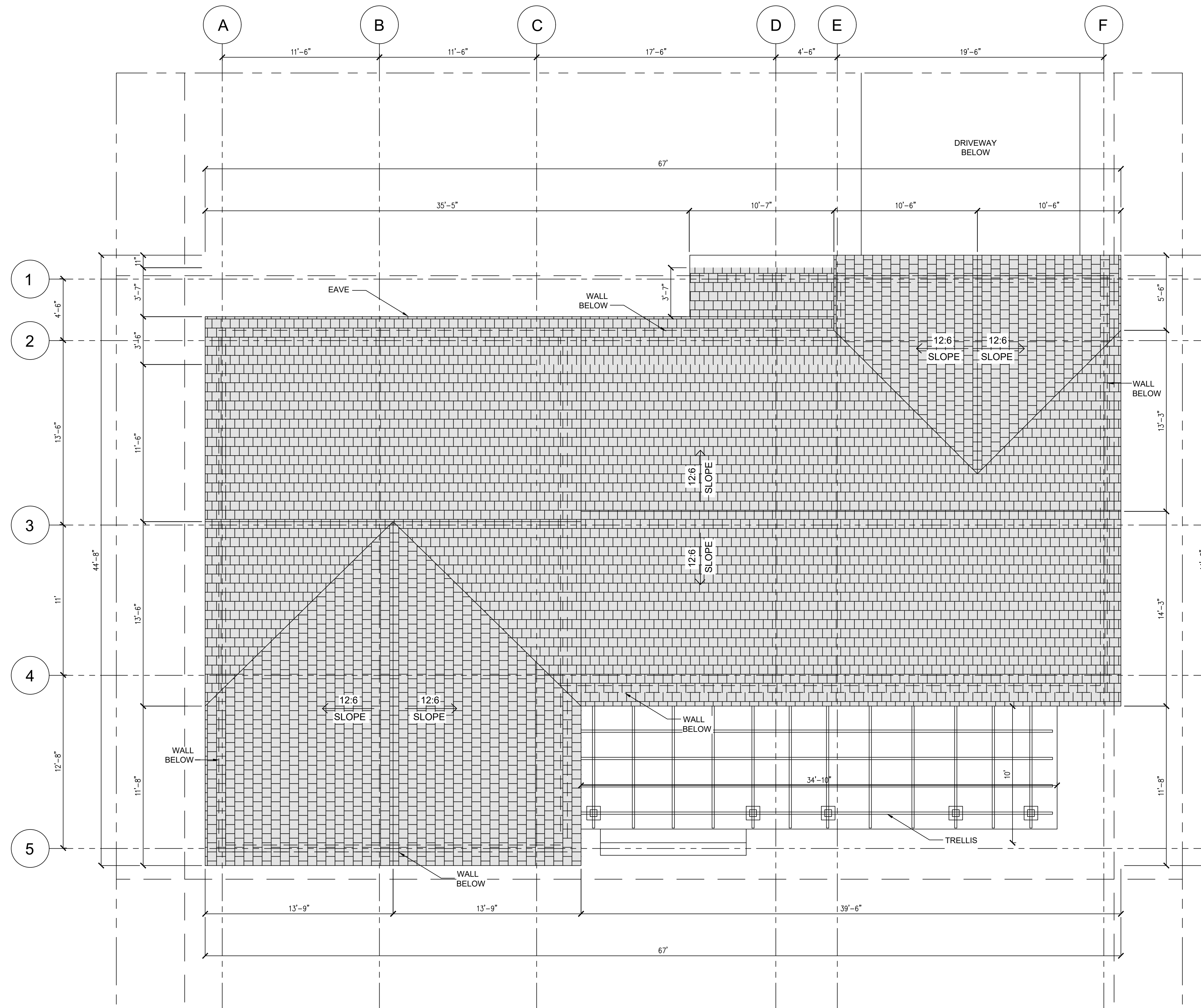


HOME 'A' & HOME 'B'  
PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"



A-2.0

[illegible]

HOME 'A' & HOME 'B'  
PROPOSED ROOF PLAN

SCALE: 1/4" = 1'-0"



## A-2.1



Notice : The design shown and described herein including all technical, graphics, and models thereof, are proprietary and cannot be copied, duplicated or commercially exploited, in whole or in part, without express written permission of The BOLA Dark Design Corp. These are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors and office personnel only in accordance with this notice.

PROJECT NAME &amp; SITE ADDRESS:

8152 ELLENBOGEN STREET  
LOS ANGELES, CA 91040

Drawing Content :

## BUILDING ELEVATIONS

BOLADarck Design + N. Battle A.I.A. Architect, Inc.

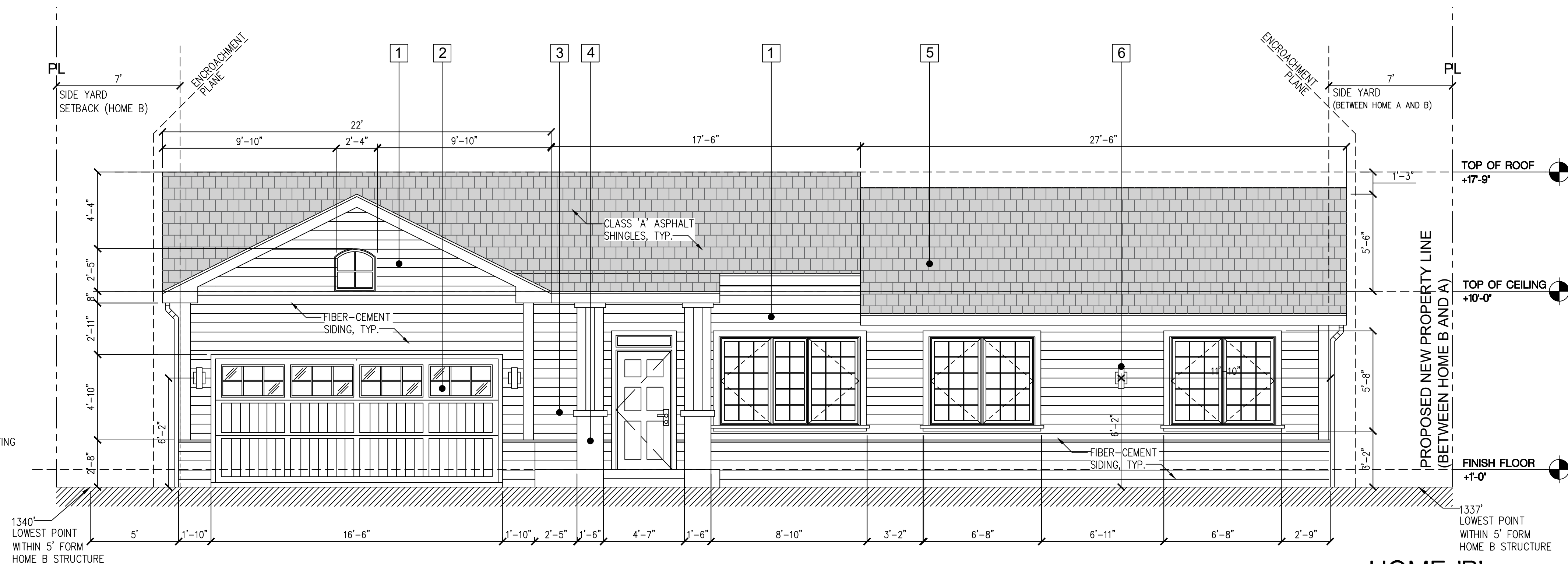
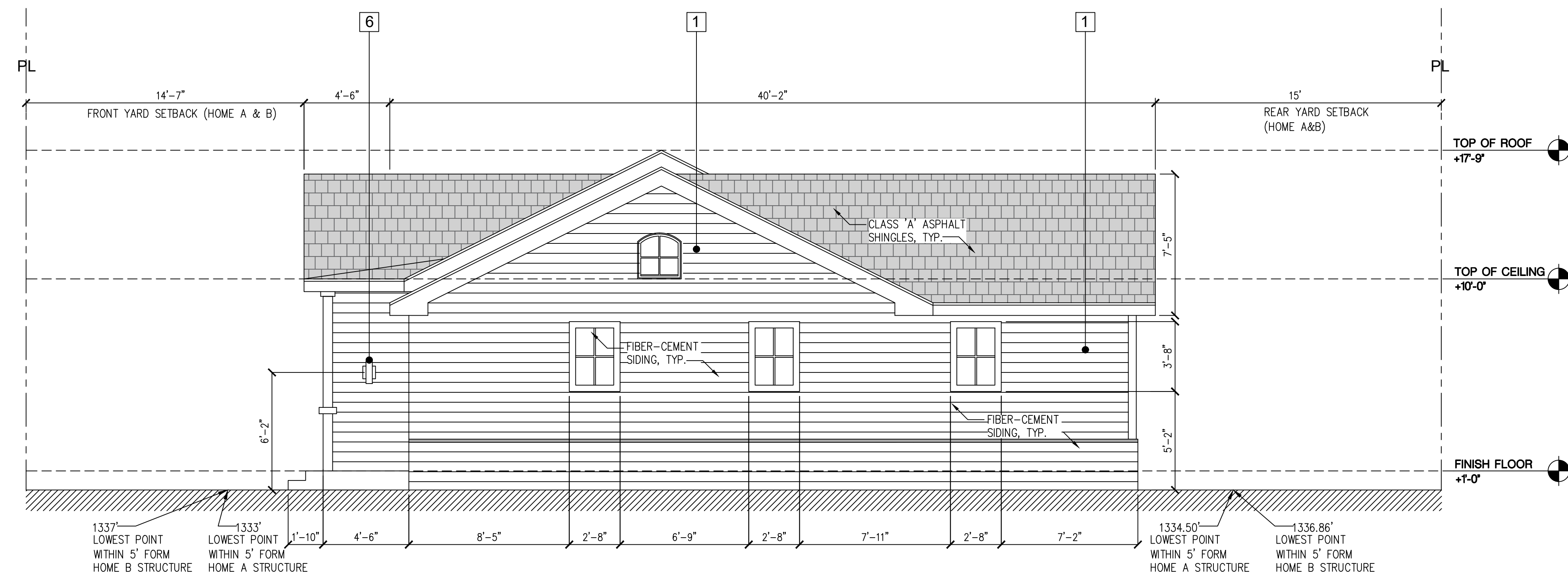
Revisions :	Date :
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PLANNING SUBMITTAL	09/19/2021
PLANNING SUBMITTAL	12/15/2021

Designer :	JPB
Manager :	JPB
Date :	01-20-2022
Job No :	18-106-ELL

Drawing No :

0' 1' 2' 4' 8' SCALE: 1/4" = 1'-0"

0' 1' 2' 4' 8' SCALE: 1/4" = 1'-0"



- 1 FIBER-CEMENT SIDING, TYP.
- 2 ALUMINUM GARAGE DOOR
- 3 WOOD DECK & PORCH RAILING
- 4 STRUCTURAL WOODEN PORCH POST
- 5 CLASS 'A' ASPHALT SHINGLES, TYP.
- 6 15" HIGH OUTDOOR WALL SCONCE LIGHTING
- 7 SEMI COVERED WOODEN TRELLIS

A-3.0



0' 1' 2' 4' 8' SCALE: 1/4" = 1'-0"



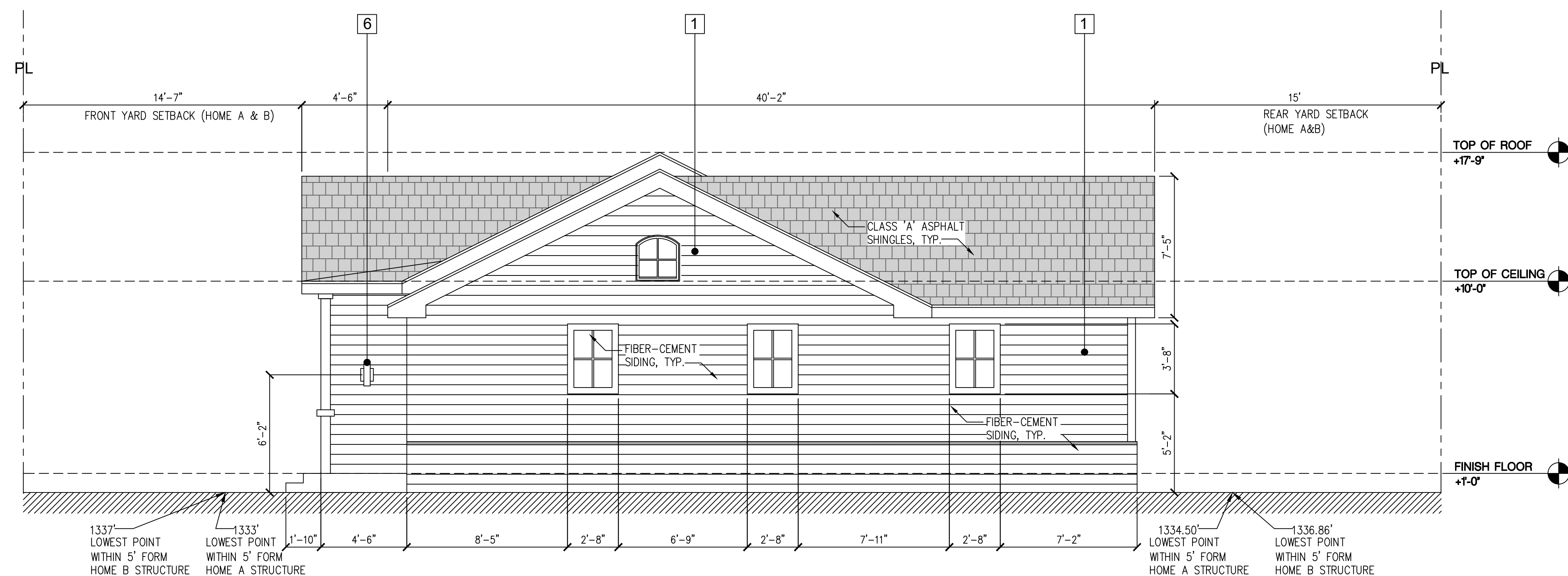
0' 1' 2' 4' 8' SCALE: 1/4" = 1'-0"

Revisions : Date :

PLANNING SUBMITTAL	06/19/2020
PLANNING SUBMITTAL	09/19/2021
PLANNING SUBMITTAL	12/15/2021

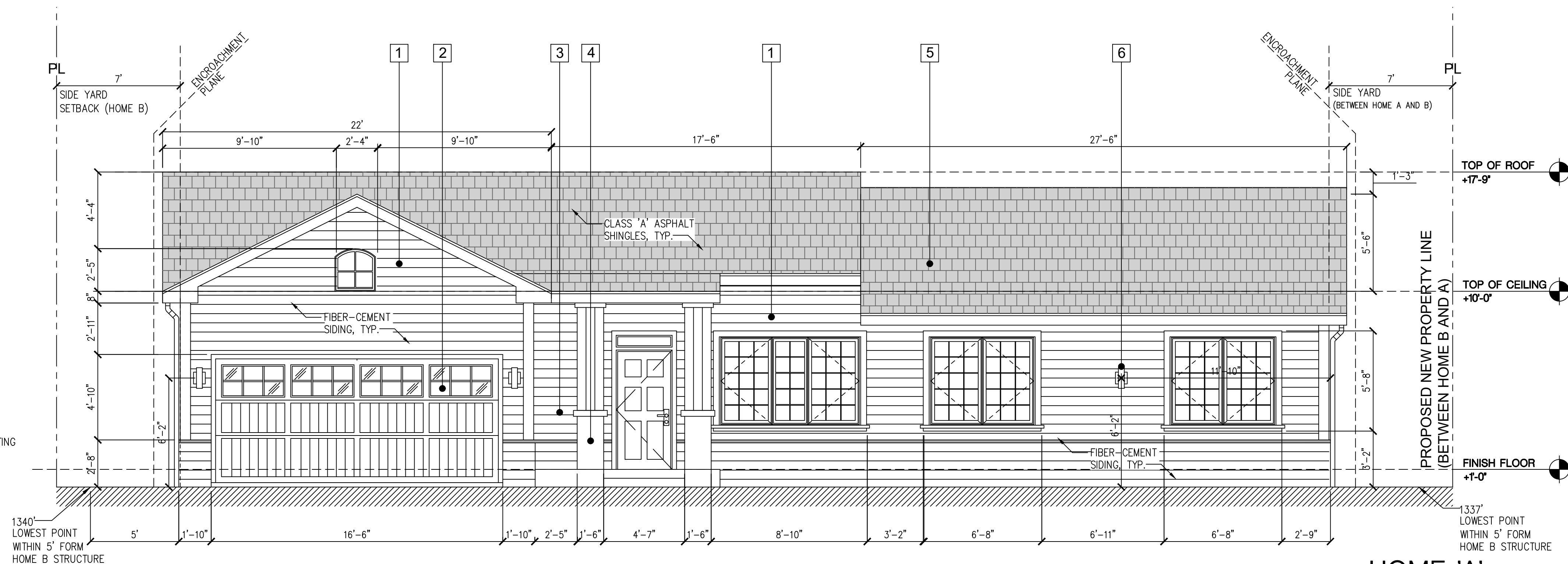
Designer :	JPB
Manager :	JPB
Date :	01-20-2022
Job No :	18-106-ELL

Drawing No :



HOME 'A'  
WEST ELEVATION

0' 1' 2' 4' 8' SCALE: 1/4" = 1'-0"



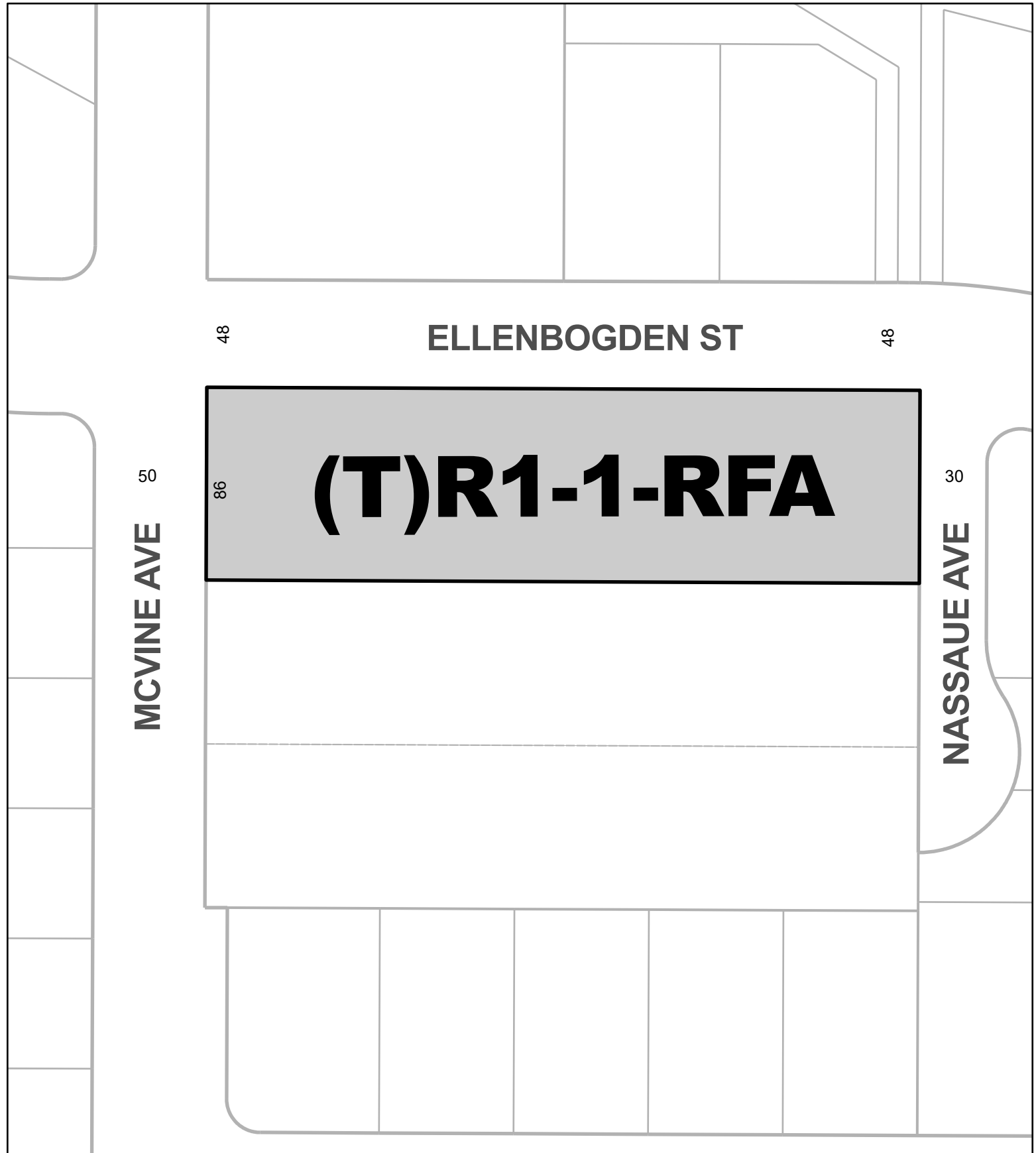
HOME 'A'  
NORTH ELEVATION

0' 1' 2' 4' 8'

SCALE: 1/4" = 1'-0"



**Exhibit B:**  
**Maps**

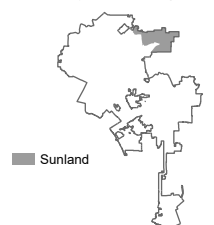


APCNV-2020-5033-ZC-ADJ-HCA

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City of Los Angeles



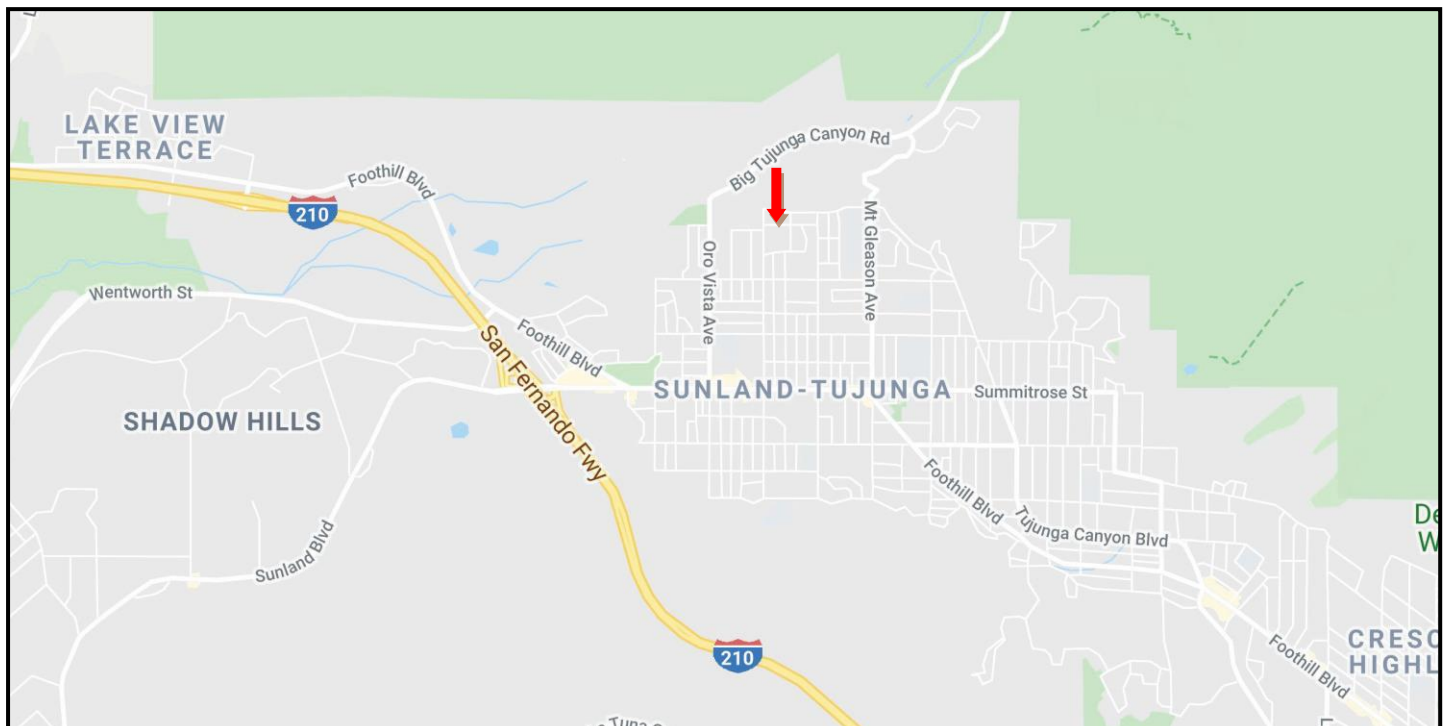
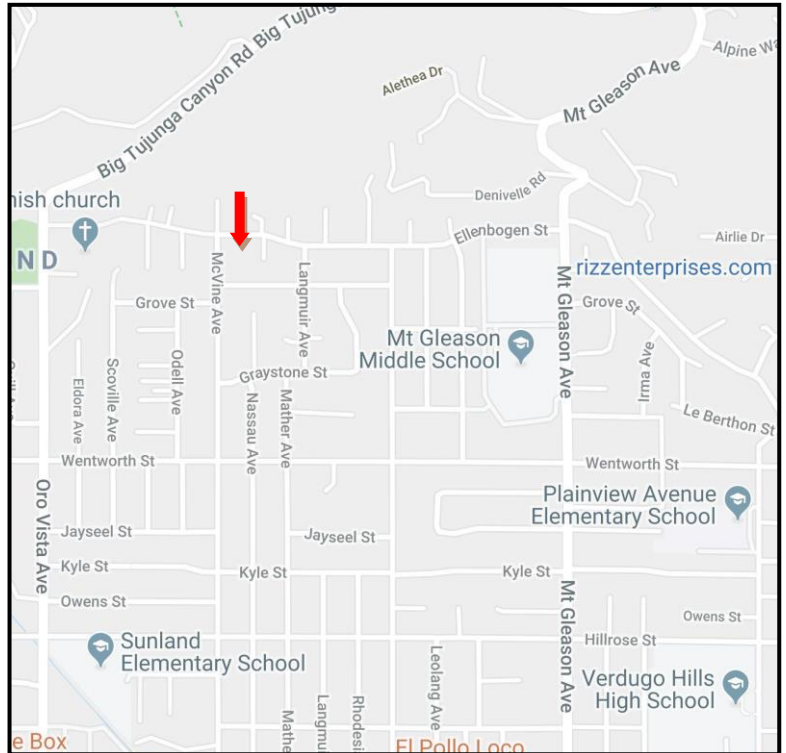
# More Services

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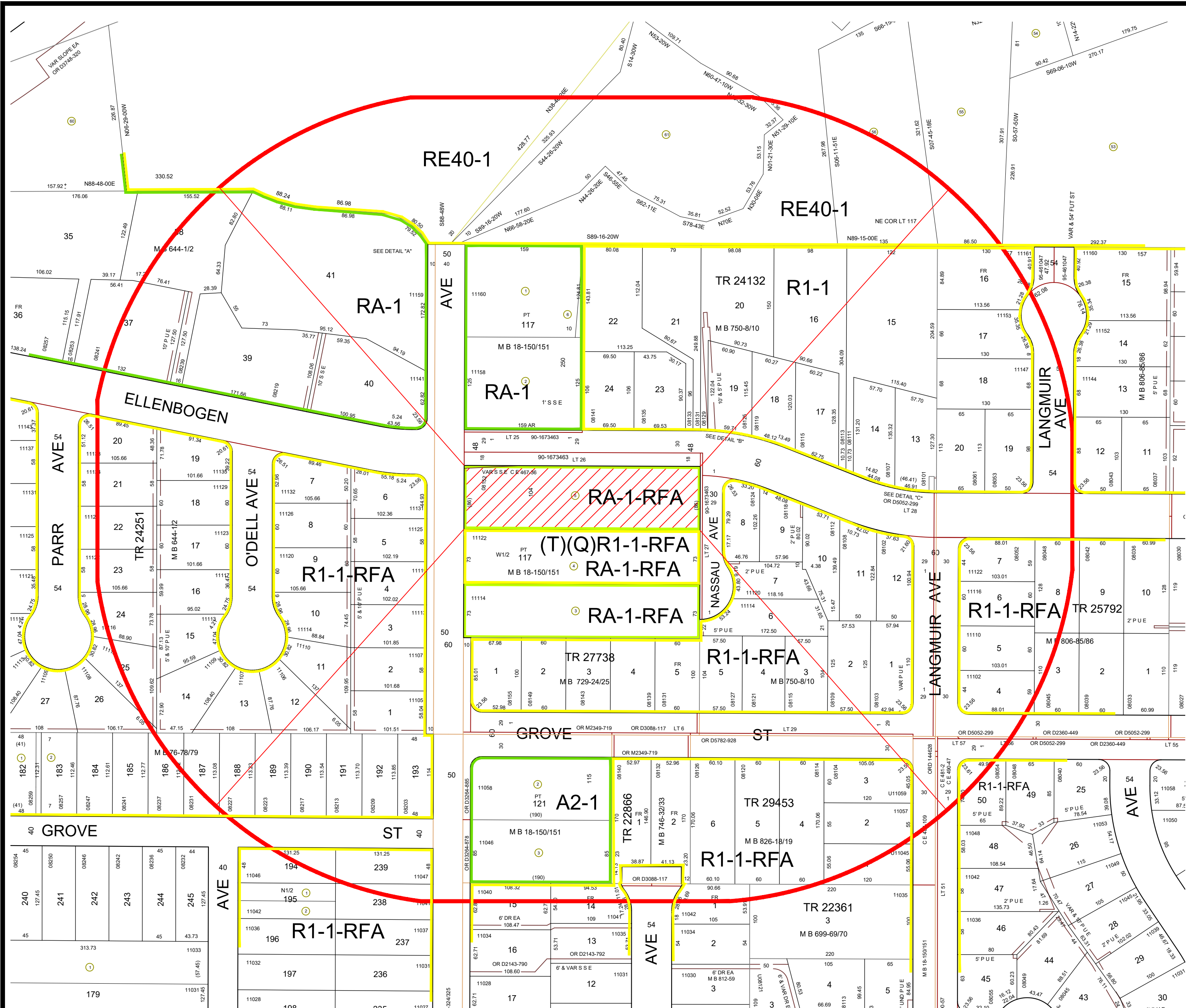
## VICINITY MAP

### PROJECT INFORMATION:

**8152 ELLENBOGEN ST  
LOS ANGELES  
APN: 2551-018-021**



**12106 Lambert Ave., El Monte, CA 91732 Tel (626) 350-5944, Fax (626) 350-1532  
moreservices@sbcglobal.net**



# ZONE CHANGE AND LOT SUBDIVISION

**SITE ADDRESS: 8152 WEST ELLENBOGEN STREET, SUNLAND-TUJUNGA CA 91040**

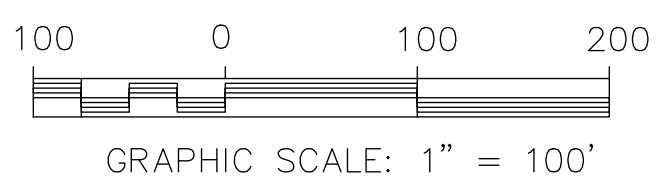
## LEGAL DESCRIPTION

THE LAND IN THE CITY OF SUNLAND-TUJUNGA, COUNTY OF LOS ANGELES DESCRIBED AS: NORTH 86 FEET OF SOUTH 362 FEET OF WEST 317.975 FT OF LOT 117 OF WESTERN EMPIRE TRACT PER MAP RECORDED IN BOOK 18 PAGE 150 AND 151 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

## NOTES

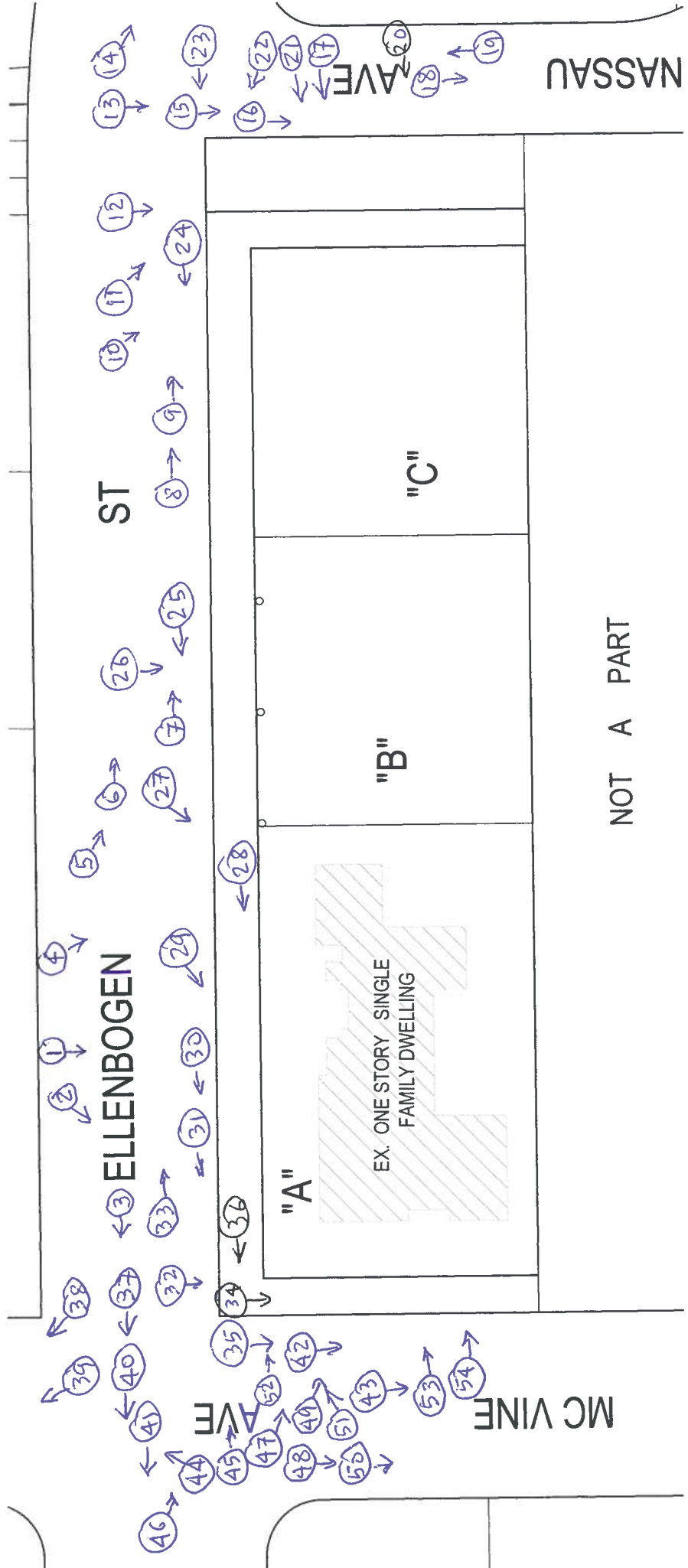
1. COMMUNITY PLAN AREA: SUNLAND-TUJUNGA-LAKE VIEW TERRACE SHADOW HILLS EAST LA TUNA CANYON
2. T.G. PACE 503 G-2
3. HILLSIDE AREA NOTE: PROJECT IS LOCATED IN CITY DESIGNATED HILLSIDE GRADING AREA
4. COUNCIL DISTRICT NO. CD-7 (MONICA RODRIGUEZ)
5. ASSESSOR'S PARCEL NO.: 2551-018-021
6. DISTRICT MAP: 210B193
7. CENSUS TRACT NO.: 1031.01

CONTACT:  
FELIX MIRANDA  
TELEPHONE:  
818-259-0017



JOB NO. 8152ELLEN		PREPARED BY		DESIGNED BY FM		PROJECT:  <b>RADIUS MAP</b>  <b>8152 W. ELLENBOGEN STREET</b>  <b>040SUNLAND-TUJUNGA, CA 91040</b>		PREPARED FOR:  MICHAEL BRANDON ENTERPRISES, LLC  4921 EASTERN AVENUE BELL, CA 90201	
DRAWING NO.		REV		DRAWN BY FM					
SCALE: 1" = 100'				CHECKED BY VA					
				IN CHARGE VA/FM					
SHEET NO:				DATE 09-18-2019					

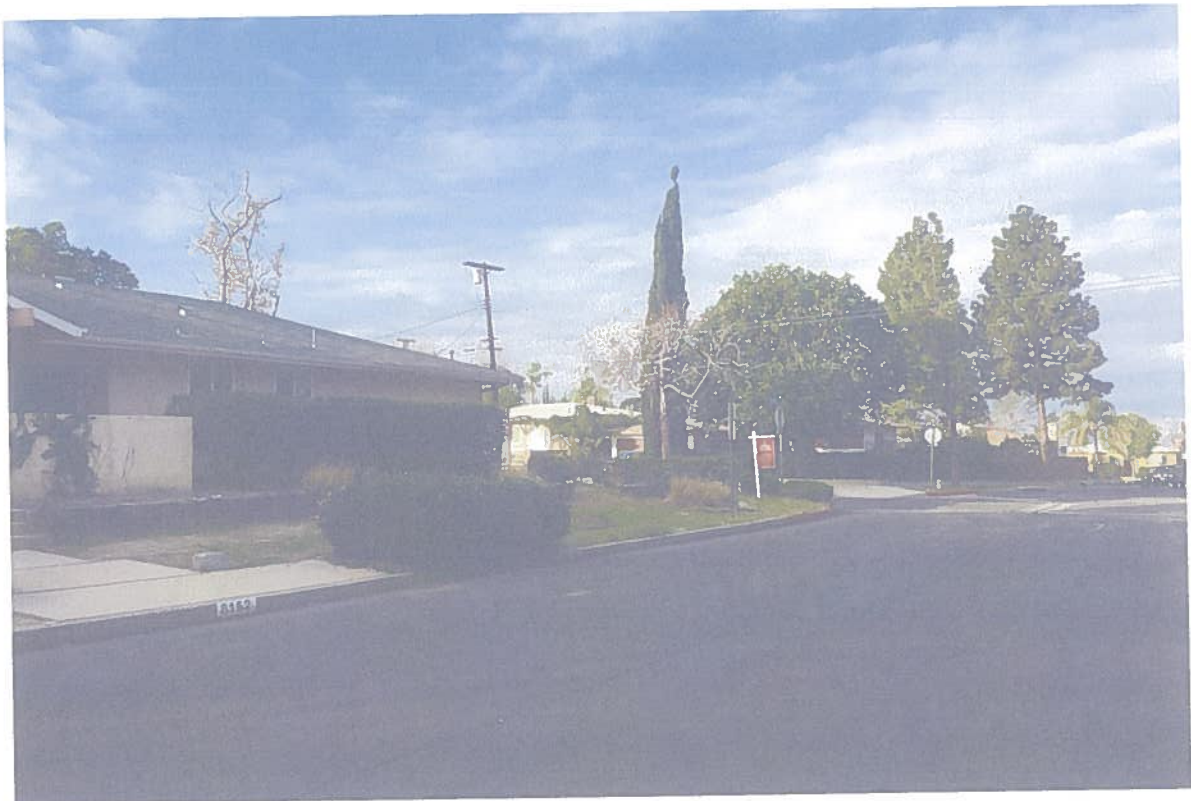
**Exhibit C:**  
**Site Photographs**







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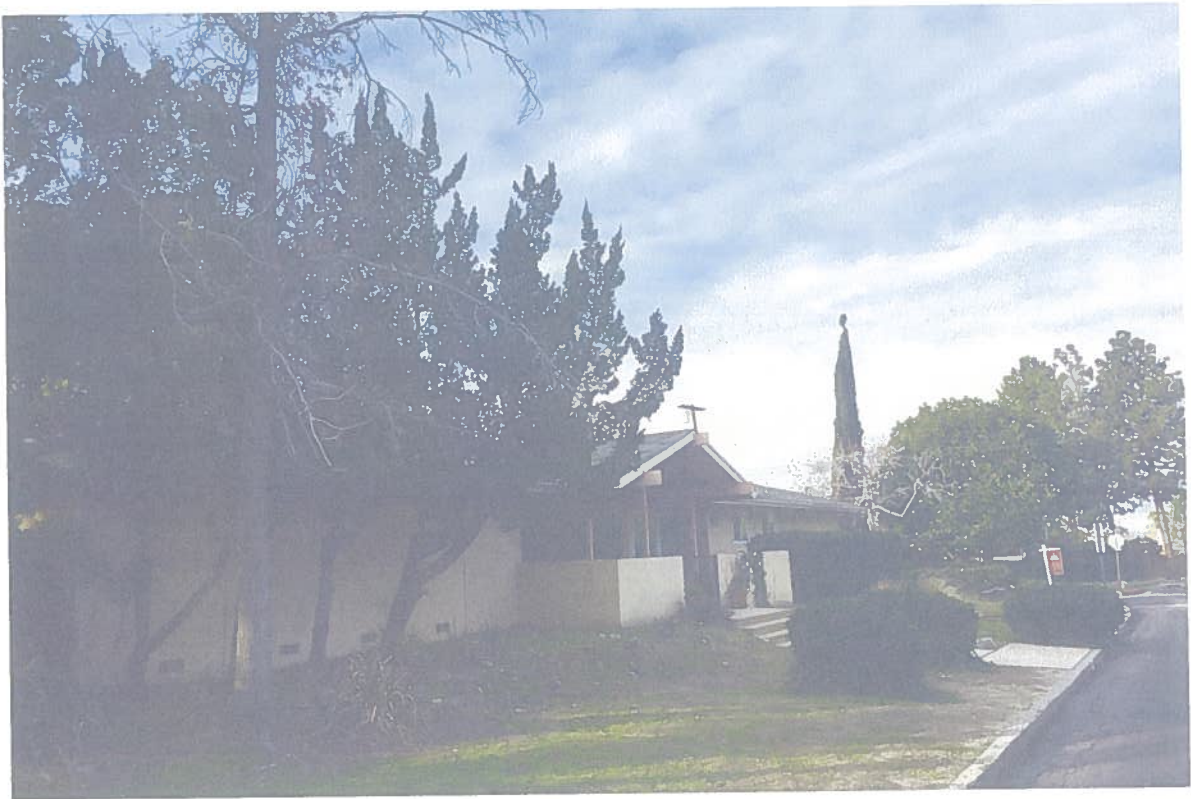
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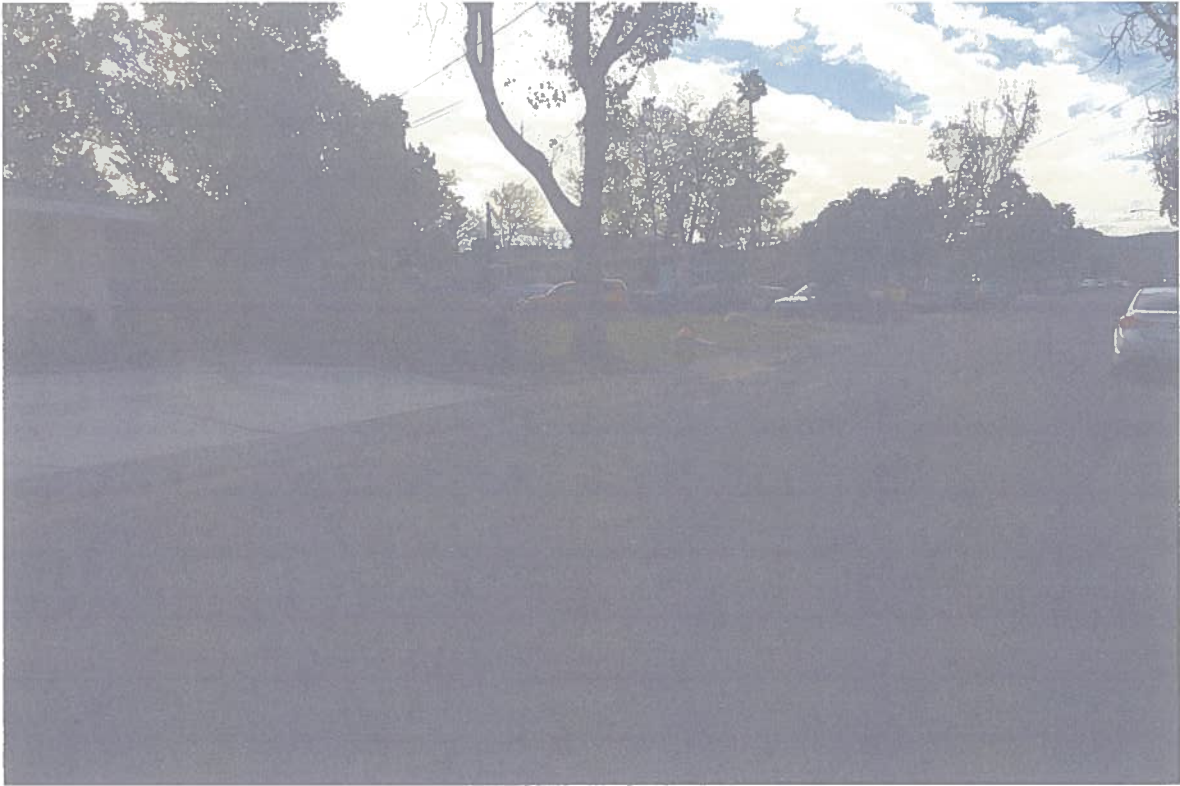


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1909	1	1933	21	1957	41
1910	2	1934	22	1958	42
1911	3	1935	23	1959	43
1912	4	1936	24	1960	44
1913	5	1937	25	1963	45
1914	6	1941	26	1964	46
1915	7	1942	27	1965	47
1916	8	1943	28	1966	48
1917	9	1944	29		
1918	10	1945	30		
1919	11	1946	31		
1924	12	1947	32		
1925	13	1948	33		
1926	14	1949	34		
1927	15	1951	35		
1928	16	1952	36		
1929	17	1953	37		
1930	18	1954	38		
1931	19	1955	39		
1932	20	1956	40		

**Exhibit D:**  
**Environmental Clearance (ENV-2020-5034-CE)**



COUNTY CLERK'S USE

**CITY OF LOS ANGELES**

OFFICE OF THE CITY CLERK

200 NORTH SPRING STREET, ROOM 395

LOS ANGELES, CALIFORNIA 90012

**CALIFORNIA ENVIRONMENTAL QUALITY ACT****NOTICE OF EXEMPTION**

(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

**PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS**

AA-2020-5032-PMLA-HCA / APCNV-2020-5033-ZC-ADJ-HCA - Zone Change, Subdivision, Adjustment, Housing Crisis Act;

**LEAD CITY AGENCY****City of Los Angeles (Department of City Planning)****CASE NUMBER**

ENV-2020-5034-CE

**PROJECT TITLE**

8152 W. Ellenbogen Street

**COUNCIL DISTRICT**

7 – Rodriguez

**PROJECT LOCATION** (Street Address and Cross Streets and/or Attached Map)**8152 W. Ellenbogen Street** (Ellenbogen Street & McVine Avenue)☐ Map attached.**PROJECT DESCRIPTION:**☐ Additional page(s) attached.

The proposed project is a Zone change, Subdivision, and Adjustment for the construction, use, and maintenance of two new 1,730 square-foot single-family dwellings. The project involves the subdivision of one (1) lot into three (3) lots for a total of approximately gross 27,349 square feet of land and a net of 21,309 square feet of land in the R1-1-RFA Zone.

**NAME OF APPLICANT / OWNER:****Michael Brandon Enterprises, LLC****CONTACT PERSON** (If different from Applicant/Owner above)**Brandon B. Park****(AREA CODE) TELEPHONE NUMBER****(323) 219-0839****EXT.**

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

**STATE CEQA STATUTE & GUIDELINES**☐ **STATUTORY EXEMPTION(S)**

Public Resources Code Section(s) \_\_\_\_\_

☒ **CATEGORICAL EXEMPTION(S)** (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)CEQA Guideline Section(s) / Class(es) **15303 / Class 3 and 15315/ Class 15**☐ **OTHER BASIS FOR EXEMPTION** (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b) )**JUSTIFICATION FOR PROJECT EXEMPTION:**☒ Additional page(s) attached

The Class 3 exemption allows the construction of a limited number of new structures including one single-family residence in a residential zone. The Class 15 exemption allows the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning.

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

**CITY STAFF USE ONLY:****CITY STAFF NAME AND SIGNATURE**

Joshua Ordonez

**STAFF TITLE**

Planning Assistant

**ENTITLEMENTS APPROVED**

Project Permit Compliance Review

DISTRIBUTION: County Clerk, Agency Record

Rev. 6-22-2021

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

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LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

# JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2020-5034-CE

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The Planning Department determined that the City of Los Angeles Guideline for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Categorically Exempt under Article 19, Section 15303 and Section 15315, Class 3 and Class 15.

## **Project Description**

The proposed project is a Zone change, Subdivision, and Adjustment for the construction, use, and maintenance of two new 1,730 square-foot single-family dwellings. The project involves the subdivision of one (1) lot into three (3) lots for a total of approximately gross 27,349 square feet of land and a net of 21,309 square feet of land in the R1-1-RFA Zone, located at 8152 West Ellenbogen Street. The project also calls for an Adjustment to permit a reduced 15-foot front yard setback for the existing single-family dwelling, which is to remain on proposed Parcel A.

## **CEQA DETERMINATION – CLASS 3 & CLASS 15 CATEGORICAL EXEMPTIONS APPLY**

The Class 3 Categorical Exemption is applicable to projects that consist of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The number of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to:

- (a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

The Class 15 Categorical Exemption consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

The proposed project is the construction two new 1,730 square-foot single-family dwellings. The project involves the subdivision of one (1) lot into three (3) lots for a total of 27,349.1 square feet, with a land use designation of Low Residential. The proposed project complies with the Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon Community Plan.

**CEQA Section 15300.2:**

The City has further considered whether the proposed project is subject to any of the six exceptions set forth in the State CEQA Guidelines Section 15300.2 that would prohibit the use of any categorical exemption. None of the exceptions are triggered for the following reasons:

- A. Location.** Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located. A project that is ordinarily insignificant in its effect on the environment may in a particularly sensitive environment be significant. Therefore, these classes may not be utilized where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

The project site, which is comprised of one parcel, consists of an approximately gross 27,349 square feet of land and a net of 21,309 square feet of land, and is developed with a single-family dwelling. The adjacent properties to the north, east, south, and west are developed with single-family dwellings. A Biologist's Declaration of Biological Resources dated August 23, 2023, was submitted (attached). The document noted that there are no protected trees and/or shrubs, and shall not be relocated or removed, as specified by Ordinance No. 186,873 within the buildable area of the project site. Therefore, the proposed project will not impact an environmental resource of hazardous or critical concern.

- B. Cumulative Impact.** The exception applies when, although a particular project may not have a significant impact, the impact of successive projects, of the same type, in the same place, over time is significant.

The subject property is located in the Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon Community Plan , which intention is "Preserving and enhancing the positive characteristics of existing residential neighborhoods while providing a variety of compatible new housing opportunities."

While it is anticipated that other properties in the vicinity might apply for building permits to construct additions or modify existing homes, it is unlikely that significant number of properties will be constructed at the same time. Therefore, it is unlikely that there would be cumulative impacts due to successive projects conducting construction activities. In addition, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate impacts related to construction noise and transportation/traffic. Numerous Los Angeles Municipal Code Sections provide requirements for construction activities and ensure impacts from construction related noise, traffic, and parking are less than significant. The Noise Regulation Ordinance, No. 144,331, provides regulatory compliance measures related to construction noise and maximum noise levels for all activities. LAMC Section 62 provides specific regulatory compliance measures related to construction traffic and parking. Finally, LAMC Section 41 requires construction site postings listing representative contact information and permitted construction/demolition hours as established by the

Department of Building and Safety. The project substantially complies with the regulations, standards, and provisions of the Community Plan.

There has been no other Zone Change case approved within a 1,000-foot radius of the project site for the construction of a new single-family dwelling in the last five years. That previously approved project along with this project does not create significant cumulative impacts.

- C. Significant Effect Due to Unusual Circumstances.** This exception applies when, although the project may otherwise be exempt, there is a reasonable possibility that the project will have a significant effect due to unusual circumstances.

The subject site is a flat, rectangular shaped, lot in the Sunland - Tujunga - Lake View Terrace - Shadow Hills - East La Tuna Canyon Community Plan, which aims to “improve the environment, both aesthetically and physically ” in the area. The subject site does not have protected Live Coast Oak trees onsite. The project is in a Equinekeeping “K” district.

The adjacent properties to the north, east, south, and west are developed with single-family dwellings in the RA-1 Zone and the R1-1 Zone. The proposed project substantially complies with the regulations, standards, and provisions of the Community Plan. Therefore, there is no reasonable possibility that the project will have a significant impact due to unusual circumstances.

- D. Scenic Highways.** This exception applies when, although the project may otherwise be exempt, there may be damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.

The subject site is not located within the 500-foot Scenic Highway Viewshed Protection Area. Therefore, the proposed project will not result in damage to scenic resources including trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway, and this exception does not apply.

- E. Hazardous Waste Sites.** Projects located on a site or facility listed pursuant to California Government Code 65962.5.

Based on a review of the California Department of Toxic Substances Control "Envirostor Database" (<http://www.envirostor.dtsc.ca.gov/public/>), no known hazardous waste sites are located on the project site. In addition, there is no evidence of historic or current use, or disposal of hazardous or toxic materials at this location. Based on this, the project will not result in a significant effect due hazardous waste and this exception does not apply.

- F. Historical Resources.** Projects that may cause a substantial adverse change in the significance of an historical resource.

The site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National



Register of Historic Places, California Register of Historical Resources, or the Los Angeles Historic-Cultural Monuments Register. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and the exemption does not apply.

In conclusion, since none of the applicable exceptions to the use of the exemption apply to the project, it is appropriate to determine this project is categorically exempt from CEQA requirement.

**Exhibit E:**  
**Agency Communications**

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(213) 202-2633 FAX (213) 202-2614

Letter sent via email to:  
planning.valleysubdivisions@lacity.org

October 22, 2020

Michelle Levy, Deputy Advisory Agency  
200 N. Spring Street, Room 721  
Los Angeles, CA 90012

**DEPARTMENT OF RECREATION AND PARKS REPORT AND RECOMMENDATIONS  
RELATIVE TO AA-2020-5032-PMLA**

Dear Ms. Levy:

The City of Los Angeles Department of Recreation and Parks (RAP) has prepared the following report and recommendations in response to your request for comments relative to AA-2020-5032-PMLA (project), a proposed residential subdivision.

RAP's report and recommendation(s) regarding the proposed project are as follows:

**General Comments:**

The applicant is requesting approval of the proposed project, a residential subdivision. Los Angeles Municipal Code (LAMC) 12.33 requires most residential projects that create new dwelling units or joint living and work quarters to dedicate land or pay a fee for the purpose of developing park and recreational facilities and LAMC 19.17 specifies how those fees are to be calculated.

Effective January 11, 2017, RAP is responsible for calculating the required park fees owed by each residential development project, including subdivision projects, pursuant to LAMC 12.33, and issuing the fee calculation letters to applicants.

**RAP Recommendation:**

The applicant is requesting approval of a subdivision that will contain dwelling units. Therefore, pursuant to Los Angeles Municipal Code sections 12.33.E and 19.17, RAP recommends the following be added as a condition of the approval of the proposed project:

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



October 22, 2020

Page 2

Thank you for the opportunity to provide information relative to recreation and park issues related to this proposed project. Please provide the RAP contact listed below with any and all agendas, notices, and staff reports for the Advisory Agency actions and/or hearings related to this application.

If you have any questions or comments regarding this information please feel free to contact Park Fees staff, at 213-202-2682 or [rap.parkfees@lacity.org](mailto:rap.parkfees@lacity.org), at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'Darryl Ford', with a stylized 'D' and 'F'.

DARRYL FORD  
Superintendent

DF:cy

cc: Brandon B. Park, Michael Brandon Enterprises, LLC, 4921 Eastern Avenue, Bell, CA 90201


cc: Reading file



**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

**DATE:** September 29, 2020

**TO:** Kevin S. Golden, Deputy Advisory Agency  
Department of City Planning

**FROM:**   
Timothy Tyson, Chief Forester  
Bureau of Street Services, Urban Forestry Division

**SUBJECT:** APCSV 2020-5033-ZC- 8152 W. Ellenbogen St.

In regard to your request for review of this case regarding Urban Forestry requirements, it is our recommendation that:

Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. Parkway tree removals shall be replanted at a 2:1 ratio. All street tree plantings shall be brought up to current 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 to expedite tree planting.

**Note:** Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: (213) 847-3077 for permit information. CEQA document must address parkway tree removals.

TT:AS:djm

**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL MEMORANDUM

8152 W Ellenbogen St  
DOT Project ID No. 50469

Date: October 16, 2020

To: Deputy Advisory Agency  
Department of City Planning

From: Brandon Wilson, Transportation Engineering Associate II  
Department of Transportation

Subject: **TRACT MAP NO: AA-2020-5032-PMLA**

Reference is made to your request for review of this case regarding potential traffic access problems. Based upon this review, it is recommended that:

1. A minimum 20-foot reservoir space is required between any security gate or parking space and the property line, or to the satisfaction of DOT.
2. A width of w=30 feet at the driveway apron curb cut is required for all two-way driveways, or to the satisfaction of DOT.
3. A parking area and driveway plan should be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.
4. The subdivision report fee and condition clearance fee be paid to the Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15 prior to recordation of the final map. Note: The applicant may be required to comply with any other applicable fees per this new ordinance.

If you have any questions, you may contact me at [brandon.wilson@lacity.org](mailto:brandon.wilson@lacity.org) or 818-374-4699.

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**GEOLOGY AND SOILS REPORT APPROVAL LETTER**

June 7, 2019

LOG # 108458  
SOILS/GEOLOGY FILE - 2  
LIQ-Exempt/AP-Lakewood Fault

Michael Brandon Enterprises, LLC  
4291 Eastern Avenue  
Bell, CA 90201

TRACT: Western Empire Tract (MP 18-150/151 SHT 1)  
LOT(S): PT 117 (Arb. 5)  
LOCATION: 8152 W. Ellenbogen Street

CURRENT REFERENCE <u>REPORT/LETTER(S)</u>	REPORT <u>No.</u>	DATE OF <u>DOCUMENT</u>	<u>PREPARED BY</u>
Soils Report	7287	05/01/2019	SubSurface Designs, Inc.
PREVIOUS REFERENCE <u>REPORT/LETTER(S)</u>	REPORT <u>No.</u>	DATE OF <u>DOCUMENT</u>	<u>PREPARED BY</u>
Dept. Approval Letter	106859	02/11/2019	LADBS
Geology Report	--	11/29/2018	John Helms, CEG

The Grading Division of the Department of Building and Safety has reviewed the referenced report providing recommendations for the proposed three-lot subdivision and two new two-story residences with attached garages. The subject property is developed with a one-story single-family residence on the western third of the lot. The existing residence will remain on the subdivided lot. Subsurface exploration performed by the consultant consisted of five test pits to a maximum depth of 6½ feet. The earth materials at the subsurface exploration locations consist of alluvium. The consultants recommend to support the proposed structures on conventional foundations bearing on a blanket of properly placed fill a minimum of 3 feet thick.

The subject property was previously investigated by John Helms, CEG (JH) in 2018 to determine the hazard of surface fault rupture related to the proposed subdivision and residential development. Subsurface exploration performed by JH at that time consisted of eight continuous core hollow-stem borings on a diamond-shaped grid pattern across the entire property. The earth materials at the subsurface exploration locations consisted of up to 3¼ feet of uncertified fill underlain by younger and older alluvial fan deposits. The consultant identified two Holocene-age alluvial fan deposits, two older Pleistocene-age alluvial fan deposits and a Pleistocene-age gravel deposit at the base of the exploration. According to the referenced fault study report, evidence of active fault rupture was not found across the majority project study area. However, a stratigraphic anomaly was identified as a potentially active fault across the northwest corner of the property. A roughly trapezoidal buildable zone had been delineated by the consultant. The report had been reviewed by the Department and conditionally approved in a letter dated 02/11/2019, Log #106859.

The project is located within a designated liquefaction hazard zone as shown on the Seismic Hazard Zones map issued by the State of California. However, the proposed construction is currently exempt (P/BC 2017-044).

The referenced report is acceptable, provided the following conditions are complied with during site development:

(Note: Numbers in parenthesis ( ) refer to applicable sections of the 2017 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. All conditions of Department approval letter dated 02/11/2019 (Log # 106859) shall be complied with.
2. Prior to recordation of the map and issuance of any permits, secure necessary approval from the Subdivision Section of the Department of City Planning for the proposed subdivision.

6262 Van Nuys Blvd. 2nd Floor, Van Nuys (818) 374-5050

3. The geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans that clearly indicates the geologist and soils engineer have reviewed the plans prepared by the design engineer and that the plans include the recommendations contained in their reports (7006.1).
4. All recommendations of the reports that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
5. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans (7006.1). Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit.
6. A grading permit shall be obtained for all structural fill (106.1.2).
7. Prior to the issuance of any permit, an accurate volume determination shall be made and included in the final plans, with regard to the amount of earth material to be exported from the site. For grading involving import or export of more than 1000 cubic yards of earth materials within the grading hillside area, approval is required by the Board of Building and Safety. Application for approval of the haul route must be filed with the Board of Building and Safety Commission Office. Processing time for application is approximately 8 weeks to hearing plus 10-day appeal period.
8. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density. Placement of gravel in lieu of compacted fill is only allowed if complying with LAMC Section 91.7011.3.
9. If import soils are used, no footings shall be poured until the soils engineer has submitted a compaction report containing in-place shear test data and settlement data to the Grading Division of the Department; and, obtained approval (7008.2).
10. Compacted fill shall extend beyond the footings a minimum distance equal to the depth of the fill below the bottom of footings or a minimum of three feet whichever is greater (7011.3).
11. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).



12. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).
13. Grading shall be scheduled for completion prior to the start of the rainy season, or detailed temporary erosion control plans shall be filed in a manner satisfactory to the Grading Division of the Department and the Department of Public Works, Bureau of Engineering, B-Permit Section, for any grading work in excess of 200 cubic yards (7007.1).

6262 Van Nuys Blvd. Ste 351, Van Nuys (818) 374-4605

14. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the General Safety Orders of the California Department of Industrial Relations (3301.1).
15. Excavations shall not remove lateral support from a public way, adjacent property or an existing structure. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)
16. A supplemental report shall be submitted to the Grading Division of the Department containing recommendations for shoring, underpinning, and sequence of construction in the event that any excavation would remove lateral support to the public way, adjacent property, or adjacent structures (3307.3). A plot plan and cross-section(s) showing the construction type, number of stories, and location of the structures adjacent to the excavation shall be part of the excavation plans (7006.2).
17. Unsurcharged temporary excavations may be cut vertical up to 5 feet. For excavations over 5 feet, the lower 5 feet may be cut vertically and the portion of the excavation above 5 feet shall be trimmed back at a gradient not exceeding 1:1, as recommended.
18. All foundations shall derive entire support from a blanket of properly placed fill a minimum of 3 feet thick, as recommended and approved by the geologist and soils engineer by inspection.
19. Footings supported on approved compacted fill or expansive soil shall be reinforced with a minimum of four (4), ½-inch diameter (#4) deformed reinforcing bars. Two (2) bars shall be placed near the bottom and two (2) bars placed near the top of the footing.
20. Slabs placed on approved compacted fill shall be at least 3½ inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced a maximum of 16 inches on center each way.
21. Concrete floor slabs placed on expansive soil shall be placed on a 4-inch fill of coarse aggregate or on a moisture barrier membrane.
22. The seismic design shall be based on a Site Class D as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check.
23. The structures shall be connected to the public sewer system per P/BC 2017-027.
24. All roof and pad drainage shall be conducted to the street in an acceptable manner in non-erosive devices or other approved location in a manner that is acceptable to the LADBS and the Department of Public Works. (7013.10).
25. Any recommendations prepared by the geologist and/or the soils engineer for correction of geological hazards found during grading shall be submitted to the Grading Division of the Department for approval prior to use in the field (7008.2, 7008.3).

26. The geologist and soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading (7008, 1705.6, & 1705.8).
27. Prior to pouring concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the work inspected meets the conditions of the report. No concrete shall be poured until the LADBS Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)
28. Prior to excavation an initial inspection shall be called with the LADBS Inspector. During the initial inspection, the sequence of construction, protection fences, and dust and traffic control will be scheduled (108.9.1).
29. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the soil inspected meets the conditions of the report. No fill shall be placed until the LADBS Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included (7011.3).
30. No footing/slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.

  
EDMOND LEE  
Engineering Geologist Associate III

  
YING LIU  
Geotechnical Engineer II

Log No. 108458  
213-482-0480

cc: SubSurface Designs, Inc., Project Consultant  
VN District Office



**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

**DATE:** October 6, 2020

**TO:** Shana M.M. Bonstin  
Arthi L. Varma  
Lisa M. Webber  
Deputy Director of Planning  
Department of City Planning

**FROM:** Gerald Watson, Acting Division Manager  
Clean Water North Conveyance Division  
LA Sanitation & Environment



<b>SUBJECT:</b> <b>AA-2020-5032-PMLA</b>	<b>8152 West Ellenbogen Street</b>
TRACT MAP No. 74408-SL-M1	9041 North Noble Avenue
TRACT MAP No. 82109	1115 South Olive Street
TRACT MAP No. 83067-CN-HCA	7032 West Valmont Street
TRACT MAP No. 83082-CN-HCA	13481 West Beach Avenue
TRACT MAP No. 83083-CN-HCA	1130 North Tamarind Avenue

Our office has reviewed the sewer/storm drain lines serving the subject tracts/areas, and found no potential problems to our structures and/or potential maintenance issues, with the exception of **AA-2020-5032-PMLA (8152 W Ellenbogen ST)**.

**There are easements contained within the aforementioned properties. Any proposed development in close proximity to the easements must secure Department of Public Works approval.** Note: This Approval is for the Tract Map only and represents the office of LA Sanitation/CWCDs. The applicant may be required to obtain other necessary Clearances/Permits from LA Sanitation and appropriate District office of the Bureau of Engineering.

If you have any questions, please contact Rafael Yanez at (323) 342-1563.

**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

**Date:** 10/15/2020

**To:** Charlie Rausch, Senior City Planner  
Department of City Planning  
200 N. Spring St., 6th Floor MS-395

**From:**  Jay Wong, Manager  
Private Development Division  
Bureau of Street Lighting

**SUBJECT: STREET LIGHTING REQUIREMENTS FOR DISCRETIONARY ACTIONS**

**CITY PLANNING CASE No.: APCNV 2020-5033 ZC**  
8152 W ELLENBOGEN ST 91040

The Bureau of Street Lighting's recommended condition of approval for the subject city planning case is as follows: (Improvement condition added to S-3 (c) where applicable.)

**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 and 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.

**IMPROVEMENT CONDITION:** Construct new street lights: one (1) on Ellenbogen St. and one (1) on McVine Ave.

**NOTES:**

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

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



**CITY OF LOS ANGELES**  
INTERDEPARTMENTAL CORRESPONDENCE

Date: January 8, 2021

To: Vince P. Bertoni, Director  
Department of City Planning  
Attention: Deputy Advisory Agency

From: Bert Moklebust, Manager  
Permit Case Management Division  
Bureau of Engineering

Subject: Preliminary Parcel Map L.A. No. AA-2020-5032-PMLA

Transmitted is a print of the above mentioned Preliminary Parcel Map located at 8152 South Ellenbogen Street.

This map has been filed for a 3-parcel single-family residential Subdivision purposes. Proposed lot layout is generally satisfactory as submitted.

There are existing sewers available in the streets adjoining the subdivision. The construction of house connection sewers will be required to serve the parcels. This subdivision will connect to the public sewer system and will not result in violation of the California Water Code. I therefore recommend that you make the necessary determination.

In the event you approve the above mentioned Preliminary Parcel Map then please include the engineering standard conditions issued by your department and the following special conditions:

**[Please incorporate the following conditions in the BOE Specific Conditions]**

1. That a 12-foot wide strip of land be dedicated along Ellenbogen Street adjoining the subdivision to complete a 30-foot wide half right-of-way dedication in accordance with Local Street Standards of the LA Mobility Plan; including 15-foot radius property line returns or 10-foot by 10-foot cut corners be dedicated at intersections with Mcvine Avenue and with Nassau Avenue respectively adjoining the subdivision.
2. That a 10-foot wide strip of land be dedicated along Mcvine Avenue adjoining the subdivision to complete a 30-foot wide

half right-of-way dedication in accordance with Local Street Standards of the LA Mobility Plan.

3. That a 20-foot wide strip of land be dedicated along Nassau Avenue adjoining the subdivision to complete a 50-foot wide total right-of-way dedication in accordance with Limited Local Street Standards of the LA Mobility Plan.
4. That the subdivider make a request to the Valley Engineering District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.

**[Please incorporate the following conditions in BOE Standard Conditions as S-3(i)]**

5. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

a) Improve Ellenbogen Street being dedicated and adjoining the subdivision by the construction of the following:

- (1) An integral concrete curb and gutter, and a 5-foot wide concrete sidewalk and landscaping of the parkway.
- (2) Suitable surfacing to join the existing pavements and to complete an 18-foot wide half roadway and variable half roadway width at the intersection.
- (3) Any necessary removal and reconstruction of existing improvements.
- (4) The necessary transitions to join the existing improvements.
- (5) Suitable improvement of the roadway intersection satisfactory to the Valley District Office.

b) Improve Mcvine Avenue being dedicated and adjoining the subdivision by the construction of the following:

- (1) An integral concrete curb and gutter, and a 5-foot wide concrete sidewalk and landscaping of the parkway.
- (2) Suitable surfacing to join the existing pavements

and to complete an 18-foot wide half roadway and variable half roadway width at the intersection.

- (3) Any necessary removal and reconstruction of existing improvements.
  - (4) The necessary transitions to join the existing improvements.
  - (5) Suitable improvement of the roadway intersection satisfactory to the Valley District Office.
- c) Improve Nassau Avenue being dedicated and adjoining the subdivision by the construction of the following:
- (1) An integral concrete curb and gutter, and a 5-foot wide concrete sidewalk and landscaping of the parkway.
  - (2) Suitable surfacing to join the existing pavements and to complete a 30-foot wide total roadway.
  - (3) Any necessary removal and reconstruction of existing improvements.
  - (4) The necessary transitions to join the existing improvements.
  - (5) Suitable improvement of the roadway intersection satisfactory to the Valley District Office.
- d) Improve all newly dedicated corner cuts with concrete sidewalks and construction of the existing curb ramps.
- e) Construct necessary mainline and house connection sewers to serve each parcel.

Any questions regarding this report should be directed to Julia Li of the Permit Case Management Division, located at 201 North Figueroa Street, Suite 290, or by calling (213) 808-8917.

**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

January 29, 2021

TO: Vincent Bertoni, AICP, Director of Planning  
Department of City Planning  
Attention: [planning.valleysubdivisions@lacity.org](mailto:planning.valleysubdivisions@lacity.org)

FROM: Los Angeles Fire Department

SUBJECT: AA-2020-5032-PMLA.: 8152 Ellenbogen St

Submit plot plans for Fire Department approval and review prior to recordation of Small Lot subdivision.

**RECOMMENDATIONS:**

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

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.

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).

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.

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.

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.

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 a 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.

The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.



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

Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

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

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.

Entrance to the main lobby shall be located off the address side of the building.

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.

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

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

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.

RALPH M. TERRAZAS  
Fire Chief

Kristin Crowley, Fire Marshal  
Bureau of Fire Prevention and Public Safety

KC:MRC:mrc

AA-2020-5032-PMLA.: 8152 Ellenbogen St

**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: November 9, 2020

TO: Sarah Hounsell, Deputy Advisory Agency  
6262 Van Nuys Blvd., Room 351 E  
Department of City Planning

FROM: Laura Duong, Subdivision Review  
Chad Doi, Zoning Engineer  
201 N. Figueroa Street, Room 1030  
Department of Building and Safety

SUBJECT: **PARCEL MAP NO. 2020-5032**  
**8152 W. ELLENBOGEN STREET**

The Department of Building and Safety Zoning Section has reviewed the above Subdivision Map, date stamped on August 26, 2020 by the Department of City Planning. The site is designated as being in a **RA-1-RFA Zone**. A clearance letter will be issued stating that no Building or Zoning Code violations exist relating to the subdivision on the subject site once the following items have been satisfied.

- a. Provide a copy of APC case APCNV-2020-5033-ZC. Show compliance with all the conditions/requirements of the APC case as applicable.
- b. Provide a copy of the approved Zoning Change. The zone change must be effectuated prior to obtaining the Zoning clearance.
- c. Show compliance with all R1 zone requirements after the Zone has been changed. Revise the map to show the required front (prevailing along McVine Ave.), side (5 ft.), and rear (15 ft.) yard setbacks for Proposed Parcel "A" after the Zone has been changed to R1 Zone and after the street dedication has been taken by Public Works, Bureau of Engineering or obtain City Planning approval for the reduced setbacks after the street dedications are taken.
- d. Show all street dedications as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication.

Notes:

The proposed project site to comply with ZI-2394 Residential Floor Area: Sunland-Tujunga Residential Floor Area (RFA) Supplemental Use District.

Any proposed structures or uses on the site have not been checked for and shall comply with Building and Zoning Code requirements. Plan check will be required before any construction, occupancy or change of use.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Laura Duong at (213) 482-0434 to schedule an appointment.

cc: [planning.valleysubdivisions@lacity.org](mailto:planning.valleysubdivisions@lacity.org), Miguel Hernandez