



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

SOUTH VALLEY AREA PLANNING COMMISSION

Date: September 10, 2020
Time: After 4:30 p.m.
Place: In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID19, the CPC meeting will be conducted entirely telephonically by Zoom [<https://zoom.us/>].

The meeting's telephone number and access code access number will be provided no later than 72 hours before the meeting on the meeting agenda published at <https://planning.lacity.org/about/commission-s-boards-hearings> and/or by contacting apcsouthvalley@lacity.org

Public Hearing: June 9, 2020
Appeal Status: Zone Change appealable by applicant to City Council if disapproved in whole or in part.
Expiration Date: September 11, 2020

Case No.: APCSV-2018-4977-ZC
CEQA No.: ENV-2018-4980-CE
Related Cases: AA-2018-4978-PMLA-SL, ADM-2018-4979-SLD
Council No.: 3 - Blumenfield
Plan Area: Canoga Park - Winnetka - Woodland Hills - West Hills
Specific Plan: None
Certified NC: Winnetka
Current GPLU: Low Residential
Current Zone: RA-1
Proposed Zone: RD5-1
Applicant: Muhammad Faisal SIASS Investment, LLC
Representative: Armin Gharai, GA Engineering

PROJECT LOCATION: 7329 and 7331 North Kelvin Avenue

PROPOSED PROJECT: The demolition of an existing, 450 square-foot single-family dwelling with attached garage, and the construction, use, and maintenance of three (3) small lot single-family dwellings with attached two (2) car garages. Each dwelling will be two-stories and approximately 33-feet in height and will vary between 2,373 to 2,771 square feet in area. Parcel A fronts on Kelvin Avenue and consists of approximately 6,190 square feet of lot area; Parcel B and C are 6,068 square feet and 5,210 square feet of lot area, respectively. All three parcels are accessed from a common access easement (for vehicular and pedestrian access), which is located along the southern portion of the property and consist of a driveway and pedestrian walkway. The project proposes the removal of one (1) protected tree and 13 non-protected trees. The project proposes 1,750 cubic yards of grading, all of which is to be recompacted on the site.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Sections 15303 and 15315, 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; and
2. Pursuant to LAMC Section 12.32, a **Zone Change** from RA-1 to RD5-1 Zone.

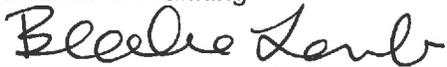
RECOMMENDED ACTIONS:

1. Determine that based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines Sections 15303 and 15315, and there is no

substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;

2. Approve and Recommend that the City Council adopt a Zone Change from RA-1 to (T)(Q)RD5-1;
3. **Adopt** the attached Conditions of Approval; and
4. **Adopt** the attached Findings.

VINCENT P. BERTONI, AICP
Director of Planning



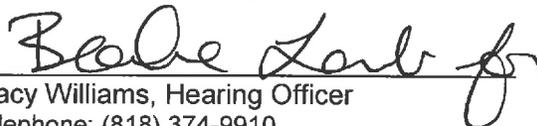
Blake Lamb, Principal City Planner



Claudia Rodriguez, Senior City Planner



Valentina Knox-Jones, City Planner



Tracy Williams, Hearing Officer
Telephone: (818) 374-9910
Email: tracy.d.williams@lacity.org

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 agendized 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) 978-1299.

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PROJECT ANALYSIS

PROJECT SUMMARY

The demolition of an existing, 450 square-foot single-family dwelling with attached garage, and the construction, use, and maintenance of three (3) small lot single-family dwellings with attached two (2) car garages. Each dwelling will be two-stories and approximately 33-feet in height and will vary between 2,373 to 2,771 square feet in area. Parcel A fronts on Kelvin Avenue and consists of approximately 6,190 square feet of lot area; Parcel B and C are 6,068 square feet and 5,210 square feet of lot area, respectively. All three parcels are accessed from a common access easement (for vehicular and pedestrian access), which is located along the southern portion of the property and consist of a driveway and pedestrian walkway. The project proposes the removal of one (1) protected tree and 13 non-protected trees. The project proposes 1,750 cubic yards of grading, all of which is to be recompacted on the site.

Aerial View Map of the Project Site



Requested Actions

Zone Change

The applicant is requesting a Zone Change to change the existing zone from RA-1 to RD5-1, to facilitate the development of a three (3) single-family home development. The existing RA Zone permits one dwelling unit per 17,500 square-feet of lot area. The proposed RD5 Zone permits one dwelling unit per 5,000 square-feet of lot area. This action, if approved, would permit three (3) dwelling units, as the site is 17,470 square-feet in area.

'Q' Qualified Classification Conditions have been included in this recommendation to ensure development of the site is consistent with the Exhibit 'A' architectural plans; and Tentative 'T'

Conditions have been included in this recommendation to require improvements to the Kelvin Avenue right of way (curb, gutter, sidewalk, and parkway landscape).

Parcel Map (Concurrent Case - Deputy Advisory Agency)

The applicant has also requested a Parcel Map (Case No. AA-2018-4978-PMLA-SL) to allow the subdivision of the site, from one parcel to three (3) small lots, to allow the construction of three (3) single-family dwellings. The Deputy Advisory Agency issued a Letter of Determination on July 30, 2020, approving with conditions Parcel Map No. AA-2018-4978-PMLA-SL, for a maximum three (3) small lots, (pursuant to the LAMC Section 12.22 C.27). A copy of the July 30, 2020, Letter of Determination is Attached as Exhibit G.

Categorical Exemption

As the project is the demolition of one single-family dwelling and detached garage, and the construction of three single-family dwellings, the project qualifies as a Categorical Exemption under CEQA Guidelines Section 15303 and 15315, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies

Inapplicability of Measure JJJ/ LAMC 11.5.11

On November 8, 2016, voters in the City of Los Angeles approved and passed Measure JJJ, the “Build Better LA Initiative”. Among other provisions, the ballot initiative imposed minimum affordable housing requirements and labor regulations on certain development projects requiring General Plan Amendments, Zone Changes, and Height District Changes. The measure was codified in the Los Angeles Municipal Code in Section 11.5.11.

Any development project that 1) will result in ten or more residential dwelling units, and 2) requires a General Plan Amendment, Zone Change, and/or Height District Change (that results in increased allowable residential floor area, density, height, or allows a residential use where previously not allowed), is subject to the provisions of Measure JJJ, with the exception of projects with a Vesting Zone Change, Vesting Tentative Map, or Vesting Conditional Use Permit, and applications that were deemed complete for vesting by the Department of City Planning as of December 13, 2016.

As this project is only for the construction of three (3) single-family dwellings, Measure JJJ does not apply to the project.

BACKGROUND

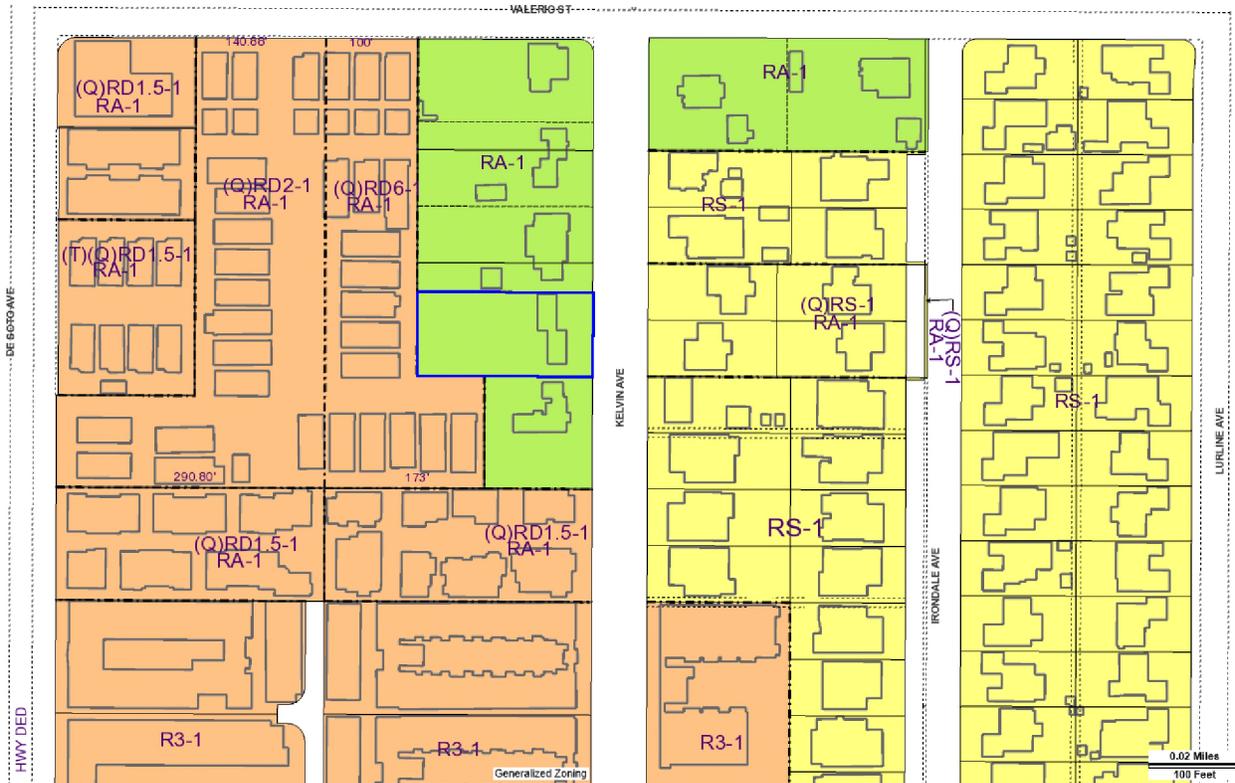
Existing Land Use and Zoning

The Project Site is located within the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan Area, which was adopted on August 17, 1999; and subsequently updated on September 7, 2016, as part of the adoption of the Mobility Plan element of the General Plan. The land use designation for the Project site is Low Residential with corresponding zones of RE9, RS, R1, RU, RD6, and RD5.

The Project Site currently has a Zoning Classification of RA-1. The existing RA Zone permits one dwelling unit per 17,500 square-feet of lot area. The proposed RD5 Zone permits one dwelling unit per 5,000 square-feet of lot area. The proposed RD5 Zone would permit three (3) dwelling units, as the site is 17,470 square-feet in area. The RD5 Zone falls within the corresponding zone

list and is therefore compatible with the Community Plan's Low Residential land use designation.

Zoning Map of the Project Site



Proposed Land Use and Zoning

The applicant is requesting a Zone Change from RA-1 to RD5-1, to allow the construction of a three (3) single-family dwelling development, which is the maximum density allowed with the RD5 Zone. The existing '1' Height District would remain, and in conjunction with a RD5-1 Zone, would allow a maximum floor area of three times the buildable area of the lot (a Floor Area Ratio of 3:1) and a height limit of 45 feet.

Adjacent Land Uses and Zoning

The site is located on the western side of Kelvin Avenue, between Valerio Street and Sherman Way. North and east of the site are single-family dwellings, zoned RA-1 and RS-1. Immediately south of the site is a single-family dwelling, zoned RA-1; however, further south of the site are townhomes and apartment buildings, zoned (Q)RD1.5-1 and R3-1. West of the site is a gated detached townhome development, zoned (Q)RD6-1.

Street Classifications

Kelvin Avenue, which borders the project site to the east, is a two-way north-southbound street providing one travel lane in each direction, with street parking located along both sides. It is classified as a Local Street.

As noted in the (T) Tentative Classifications in this report, and per the Parcel Map Conditions of Approval for Case No. AA-2018-4978-PMLA-SL, the applicant is required to improve Kelvin Avenue by removing the existing curb and construction of a new concrete curb and two (2)-foot wide gutter and construction of a five (5)-foot concrete sidewalk and landscaping of the parkway or a full-width concrete sidewalk with tree wells including necessary removal and reconstruction of existing improvements per Los Angeles Public Works, Bureau of Engineering.

The project site is served by three bus stations – De Soto Avenue / Valerio Street, Sherman Way / De Soto Avenue, and De Soto Avenue / Saticoy Street; which are approximately 0.2 miles, 0.3 miles, and 0.4 miles away, respectively.

The bus stop at De Soto Avenue and Valerio Street is served by Metro Bus Line 244, which provides north and south bound connections in the west Valley, between the Chatsworth Metrolink Station and Woodland Hills, with additional stops at the Westfield Topanga Mall, the Westfield Promenade, the Warner Center Transit Hub, the Kaiser Hospital in Woodland Hills, Taft High School, and Chatsworth High School.

The bus stop at Sherman Way and De Soto Avenue is served by Metro Bus Line 162/163, which provides east and west bound connections in the San Fernando Valley, between West Hills and Sun Valley, with additional stops at the West Hills Medical Center, the Sun Valley Metrolink station, the Hollywood Burbank Airport, and the North Hollywood Red and Orange Line Stations.

The bus stop at De Soto Avenue and Saticoy Street is served by Santa Clarita Bus Line 796, which provides north and south bound connections between the San Fernando Valley and the Santa Clarita Valley, with additional stops at the Chatsworth Metrolink Station, the Newhall Metrolink Station, the Santa Clarita Metrolink Station, and the Santa Clarita Transit Hub.

In addition, the project is located approximately 1.6 miles from the Canoga Park Orange Line Station, which provides connections in the San Fernando Valley, from Chatsworth to North Hollywood, and approximately 4.1 miles from the Northridge Station, which is served by the Metrolink Ventura County Line, the Amtrak Coast Starlight Line, and the Amtrak Pacific Surfliner Line.

Related Cases

Incidental Cases:

Case No. AA-2018-4978-PMLA-SL: On July 30, 2020, the Deputy Advisory Agency approved the related case, a Tentative Parcel Map, to permit the subdivision of one parcel into three (3) small lots to permit the construction of three (3) single-family dwellings with attached two-car garages on each lot, located on the subject site. The appeal period ended on August 14, 2020, and no appeals were filed on this case.

Case No. ADM-2018-4979-SLD: On May 21, 2020, and June 11, 2020, the Director of Planning approved plans, stamp dated April 27, 2020, for filing in conformance with the Small Lot Design Guidelines Checklist.

On-Site

CPC-27428 (Ordinance No. 155,013) – On March 12, 1981, the City Council approved and adopted an Ordinance effecting a Zone Change from RA-1 to (T)(Q)RD6-1, for the area bound by Valerio Street to the north, De Soto Avenue to the west, and Kelvin Avenue to the east, inclusive of the subject site. However, the zone expired July 2, 1986, and as such, the zone

reverted back to RA-1.

Certificate of Occupancy No. VN21329/1952 – On April 18, 1952, a Certificate of Occupancy was issued for the subject site, to allow a garage and breezeway addition to an existing single-family residence, at the subject site.

Off-Site

APCSV-2005-2549-ZC (Ordinance 178,099) – On November 8, 2006, the City Council approved and adopted an Ordinance effecting a Zone Change from RA-1 to (T)(Q)RD1.5-1, and Building Line Removal, on a portion of De Soto Avenue, incidental to an eight-condominium subdivision, for property located at 7342 – 7348 De Soto Avenue.

APCSV-2003-7522-ZC (Ordinance 176,365) – December 17, 2004, the City Council approved and adopted an Ordinance effecting a Zone Change from RA-1 to (T)(Q)RS-1, incidental to a subdivision, for the development of four single-family dwellings, located at 7330 North Kelvin Avenue.

APCSV-2001-5653-ZC-ZAA-BL (Ordinance 175,108) – On January 31, 2003, the City Council approved and adopted an Ordinance effective a Zone Change from RA-1 to (T)(Q)RD1.5-1, and Building Line Removal, on a portion of De Soto Avenue, incidental to an eight-unit condominium subdivision, for the property located at 7330 De Soto Avenue.

Agency Letters or Reports Received

At the time of the preparation of this report, correspondence was received from the Bureau of Engineering, Department of Building and Safety, Grading and Zoning, Department of Transportation, Fire Department, Bureau of Street Lighting, Bureau of Sanitation, Department of Recreation and Parks, Urban Forestry, and have been incorporated in the "T" Tentative Classification Conditions. Bureau of Engineering recommends improvements along Kelvin Avenue by removing the existing curb and construction of a new concrete curb and two (2)-foot wide gutter and construction of a five (5)-foot concrete sidewalk and landscaping of the parkway or a full-width concrete sidewalk with tree wells including necessary removal and reconstruction of existing improvements.

Professional Volunteer Program

Projects that are required to go before the Area Planning Commission as the initial decision maker are presented by Planning Staff to the Professional Volunteer Program (PVP). The PVP is a group of architects who assist Planning Staff on urban design issues and complex urban typologies and provide project specific urban design advice for Planning Staff consideration.

The PVP reviewed the project on May 12, 2020. Concerns noted by the PVP were related to elements of landscaping, site planning, and widow architectural style. The PVP recommended that landscape plans are submitted to illustrate trees, shrubs, and ground cover, location, and plant species. Also, ensure that the plant selection is a native species that provides year-long habitat and native trees that provide shade upon maturity and that street trees be installed along Kelvin Avenue. Further, the PVP asked, "How does the project comply with Low Impact Development (LID)?" It was recommended that compliance to LID be illustrated on the landscape plans with a preference for an on-ground landscape rather than a raised concrete planter.

In reference to the site plan, the PVP recommended that the setbacks, sidewalk dimensions, fence/wall material specifications, height elevations of the walls, and trash area be shown on the

plans.

The PVP recommended that the applicant consider reducing the driveway's width to allow for landscaping along the south property line; consider adding greenery along the pedestrian pathway; design driveway to be more decorative – use permeable pavers instead; and, if possible, enlarge the landscaped area at the end of the driveway. As shown on the site plan, the horizontal lines near the front entryway were questioned. The PVP wanted to know if the lines were some form of hardscape. Therefore, it was recommended that the horizontal lines be explained on the project plans.

In response to the comments raised by the PVP, the applicant has submitted revised architectural and landscape plans in favor of all recommendations.

In reference to the landscape, the Small Lot Design Standards requires specific landscape requirements for small lot subdivisions, and for which the project has complied.

Public Hearing Summary

A Joint Public Hearing was held for the proposed project at a Deputy Advisory Agency hearing, for the subject Zone Change and the Preliminary Parcel Map request. The Joint Public Hearing was conducted by the Los Angeles City Planning on June 9, 2020, at 11:00 a.m. In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the meeting was conducted entirely telephonically by Zoom [<https://zoom.us/>]. Approximately 12 individuals joined the public hearing via Zoom and telephone, which included the Deputy Advisory Agency (DAA) Board, Planning Staff and Hearing Officer, Council District Staff, Applicant, Applicant's Representative, one Public Member, and an assigned Spanish Translator for the public. The hearing lasted approximately one-hour. No testimony of support or opposition of the project was received. Nor emails were received in opposition or support of the project. (*For further details, see Public Hearing and Communications, Page P-1 of this staff report*).

ISSUES RAISED

Issues raised at the Public Hearing were relative to concerns about the landscape plans, driveway, result of the environmental assessment, and fire lane. No correspondence opposing or supporting the project was received. As it relates to the proposed fire lane, the Fire Department's (LAFD) condition was further discussed to ensure the proposed site layout was in conformance with said condition. In subsequent communications with the LAFD Hydrant and Access Unit, the LAFD confirmed that the alignment as proposed by the applicant was sufficient in regards to their requirement that structures and entryways be located within 150 feet of an approved Fire Lane, and that no revisions to the plans were required at this time.. For more information regarding the conditions applied by the LAFD as it relates to the fire lane, see Exhibit G – Determination Letter for Parcel Map Case No. AA-2018-4978-PMLA-SL.

CONCLUSION

The requested zone change from the RA-1 to the RD5-1 Zone and the construction, use, and maintenance of three new single-family dwellings on separate Parcels A, B, and C of approved Parcel Map AA-2018-4978-PMLA-SL, respectively, would support the City's goals for housing development, and would be compatible with the policies of the General Plan. The requested RD5-1 Zone is within the range of corresponding zones of the respective Low Residential General Plan land use designation, and is in conformance with the public necessity, convenience, general welfare, and good zoning practice. Staff's recommendation is for approval of the (T)(Q)RD5-1 Zone, subject to attached (Q) Qualified and (T) Tentative conditions, which support the policies

of the Land Use Element of the General Plan, assure needed public improvements, permit a density that is compatible with the immediate surrounding area.

The action, as recommended, has been made contingent upon compliance with the 'T' and 'Q' conditions imposed herein. 'Q' Qualified Classification Conditions have been included in this recommendation to ensure development of the site is consistent with the Exhibit 'A' architectural plans; and Tentative 'T' Conditions have been included in this recommendation to require improvements to the Kelvin Avenue right of way (curb, gutter, sidewalk, and parkway landscape). Such limitations are necessary to protect the best interests of, and to assure a development more compatible with, surrounding properties, to secure an appropriate development in harmony with the General Plan.

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.

Dedications/Improvements and Responsibilities/Guarantees.

Dedications and Improvements herein contained in these conditions which are in excess of street improvements contained in either the Mobility Element 2035 or any future Community Plan amendment or revision may be reduced to meet those plans with the concurrence of the Department of Transportation and the Bureau of Engineering:

Prior to issuance of sign-offs for final site plan approval and/or project permits by the Planning Department, the applicant/developer shall provide written verification to the Planning Department from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to project design required by a public agency shall be documented in writing and submitted for review by the Planning Department.

- 1) As part of early consultation plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.
- 2) Bureau of Engineering. Street Dedications and Improvements shall be provided to the satisfaction of the City Engineer.
 - A. **Dedication Required.** Kelvin Avenue (Local Street) – None.
 - B. Improvements Required.
 - a. That if this parcel map is approved as “Small Lot Subdivision” then, if necessary for street address purposes, all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
 - b. That if this parcel map is approved as small lot subdivision then the final map be labeled as “Small Lot Subdivision per Ordinance No. “185462” satisfactory to the City Engineer.
 - c. That all common access easements including the vehicular access and pedestrian access easement be part of the adjoining lots.
 - d. That, if necessary, public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Valley Engineering District Office.
 - e. That, if necessary, the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.

- f. That the subdivider make a request to the Valley District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
 - g. That all pedestrian common access easements be shown on the final map.
 - h. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - i. Improve Kelvin Avenue by removing the existing curb and construction of a new concrete curb and 2-foot wide gutter and construction of a 5-foot concrete sidewalk and landscaping of the parkway or a full-width concrete sidewalk with tree wells including necessary removal and reconstruction of existing improvements.
 - ii. Construct the necessary on-site mainline and house connection sewers satisfactory to the City Engineer.
- 3) Sewer. Construction of necessary sewer facilities, or payment of sewer fees, shall be to the satisfaction of the City Engineer.
- 4) Drainage. Construction of necessary drainage and storm water runoff drainage facilities to the satisfaction of the City Engineer.
- 5) Driveway/Parkway Area Plan. Preparation of a parking plan and driveway plan to the satisfaction of the appropriate District Offices of the Bureau of Engineering and the Department of Transportation.
- 6) 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 either prior to the recordation of a final map or the approval of a building permit.
- 7) Cable. Make 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 Department of Telecommunications.
- 8) Recreation and Park Fees. Payment of the Quimby fee shall be based on the RD5-1 Zone and be paid prior to the recordation of Final Map for a Small Lot Subdivision.
- 9) Lighting. Street lighting facilities shall be provided to the satisfaction of the Bureau of Street Lighting.
- 10) **Landscaping.** All landscaped areas shall be maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect in accordance with LAMC Sections 12.40 and 12.41. The final landscape plan shall be reviewed and approved by the City of Los Angeles Department of City Planning during the building permit process.
- 11) All protected tree removals must be approved by the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077.

- 12) Street Trees. All trees in the public right-of-way shall be provided per the current Urban Forestry Division Standards.

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.

(Q) QUALIFIED CONDITIONS OF APPROVAL

Pursuant to Section 12.32 G of the Los Angeles Municipal Code ("LAMC"), the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials stamped Exhibit "A" and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, and written approval by the Director of Planning, with each change being identified and justified in writing. Minor deviations may be allowed to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
2. **Use.** The use of the subject property shall be limited to those uses permitted in the RD5-1 Zone as defined in Section 12.09.1 of the LAMC.
3. **Density.** The project shall be limited to a maximum density of three (3) single-family dwellings.
4. **Height.** The height of all buildings and structures on the subject property shall not exceed 33 feet, as shown in Exhibit A.
5. **Parking.** Automobile and bicycle parking shall be provided on-site as required by LAMC Sections 12.21 A.4 and 12.21 A.16, respectively.

CONDITIONS OF APPROVAL

Pursuant to Section 12.32 of the Los Angeles Municipal Code (“LAMC”), the following conditions are hereby imposed upon the use of the subject property:

1. **Site Development.** The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action. No change to the plans will be made without prior review by the Department of City Planning, and written approval by the Director of Planning, with each change being identified and justified in writing. Minor deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
2. **Landscaping.** All landscaped areas shall be maintained in substantial conformance with the landscape plan submitted with the application and marked Exhibit “B”, and shall include an automatic irrigation plan, prepared by a licensed landscape architect in accordance with LAMC Sections 12.40 and 12.41. The final landscape plan shall be reviewed and approved by the City of Los Angeles Department of City Planning during the building permit process.
3. **Colors/Materials.** As shown in “Exhibit A”, the following materials shall be used:
 - Spanish Colonial Barrel Tile Roofing
 - Facades with stucco over paper back wire mesh and layers of plywood
 - Custom Vinyl windows
 - Custom entry and sliding doors
 - Roof line with Fascia Board
 - Guardrail in brown colored
 - Facade details with Autumn Pro-fit LedgeStone
 - Metal Gate and Metal Garage Doors
4. **Residential Density.** The project shall be limited to a maximum of three (3) single-family dwelling units.
5. **Parcel Map No. AA-2018-4978-PMLA-SL.** Development of the project is subject to Tentative Parcel Map No. AA-2018-4978-PMLA-SL, and the project shall be in conformance with the approved tentative parcel map.
6. **Lighting.** Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.
7. **Glare.** The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.
8. **Tribal Cultural Resource Inadvertent Discovery.** In the event that Native American cultural resources are discovered during Project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall assess the find. The relevant tribes (Fernandeño Tataviam Band of Mission Indians or the Gabrieleno Band of Mission Indians-Kizh Nation)

shall be contacted to consult if any such find occurs. The archaeologist shall complete all relevant California State Department of Parks and Recreation (DPR) 523 Series forms to document the find and submit this documentation to the applicant, Lead Agency, and the relevant tribes. If the Native American cultural resource is determined to be significant, as defined by consulting Tribes, a Native American archaeological monitor procured by the relevant tribes shall be present for all ground disturbing activities that occur within the proposed Project area. The archaeologist and Tribal monitor(s) will have the authority to request ground disturbing activities cease within the immediate area of a discovery to assess potential finds in real time. The Lead Agency and/or applicant shall, in good faith, consult with the relevant tribes on the disposition and treatment of any artifacts or other cultural materials if encountered during the project grading.

9. **Human Remains Inadvertent Discovery.** If human remains or funerary objects are encountered during project grading activities, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted. California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Los Angeles County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Los Angeles County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendants(s)" for purposes of receiving notification of discovery. A representative from the Fernandeano Tataviam Band of Mission Indians or the Gabrieleno Band of Mission Indians-Kizh Nation shall be contacted and consulted regarding the find. The most likely descendant(s) shall then make recommendations within 48 hours and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.
10. **Archaeological Resources Inadvertent Discovery.** In the event that any subsurface cultural resources are encountered at the project site during construction or the course of any ground disturbance activities, all such activities shall halt immediately, pursuant to State Health and Safety Code Section 7050.5. At which time the applicant shall notify the City and consult with a qualified archaeologist who shall evaluate the find in accordance with Federal, State, and local guidelines, including those set forth in the California Public Resources Code Section 21083.2 and shall determine the necessary findings as to the origin and disposition to assess the significance of the find. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance is determined to be unnecessary or infeasible by the City. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted.
11. **Paleontological Resources Inadvertent Discovery.** In the event that any prehistoric subsurface cultural resources are encountered at the project site during construction or the course of any ground disturbance activities, all such activities shall halt immediately, at which time the applicant shall notify the City and consult with a qualified paleontologist to assess the significance of the find. In the case of discovery of paleontological resources, the assessment shall be done in accordance with the Society of Vertebrate Paleontology standards. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance is determined to be unnecessary or infeasible by the City. If avoidance is

unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted.

Administrative Conditions:

12. **Approval, Verification, and Submittals.** Copies of any approvals, guarantees, or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Planning Department for placement in the subject case file.
13. **Code Conformance.** Area, height and use regulations of the zone classification of the subject property shall be complied with, except where herein conditions are more restrictive.
14. **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 Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Planning Department for attachment to the file.
15. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.
16. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
17. **Building Plans.** Page one of the grants and all the conditions of approval shall be printed on the building plans submitted to the City Planning Department and the Department of Building and Safety.
18. **Project Plan 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, or South Valley Area Planning Commission.
19. **Indemnification.** 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 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 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 (ii).
 - 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 includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

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

FINDINGS

General Plan/Charter Findings

1. General Plan Land Use Designation.

The Project Site is located within the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan Area, which was adopted on August 17, 1999; and subsequently updated on September 7, 2016, as part of the adoption of the Mobility Plan element of the General Plan. The site is subject to the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan Footnotes Nos. 6, 8, and 9, which clarify that streets are shown for reference, mobile home parks are consistent with the Plan, and that it is the intent of the Plan that entitlements granted be one of the zone designations within the corresponding zones shown on the plan.

The site has a land use designation of Low Residential, as designated on the Plan Map, with the following corresponding zones listed: RE9, RS, R1, RU, RD6, and RD5. The site is currently zoned RA-1 and the applicant is requesting a zone change to RD5-1, in order to permit the three (3) single-family dwelling development, and the proposed zone is consistent with the Low Residential land use designation. There are no existing Qualified (Q) Conditions applied to the site, however a new Qualifying (Q) Condition will be applied to the site based on this action, and it will be tailored to the subject project to limit the maximum density to three (3) small lot single-family dwellings.

The project and proposed zone change to the RD5 Zone falls within the corresponding zone list and is therefore compatible with the Community Plan's land use designation and the Community Plan's footnotes. The project will comply with the footnotes. In addition, the recommended (T) conditions will require public improvements.

2. General Plan Text.

The Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan Area text includes the following relevant objectives:

Goal 1: A safe, secure, and high quality residential environment for all economic, age, and ethnic segments of the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan Area.

Objective 1-1: Achieve and maintain a housing supply sufficient to meet the diverse economic needs of current and projected population to the year 2010.

Policies

1-1.2 Protect existing single family residential neighborhoods from new, out-of scale development.

1-1.4 Protect the quality of the residential environment through attention to the physical appearance of communities.

- 1-1.5 Protect existing stable single family and low density residential neighborhoods from encroachment by higher density residential and other incompatible uses.
- 1-1.6 Promote neighborhood preservation, particularly in existing single family neighborhoods, as well as in areas with existing multi-family residences.

Objective 1-3: Preserve and enhance the character and integrity of existing single and multifamily neighborhoods.

Policies

- 1-3.1 Seek a high degree of compatibility and landscaping for new infill development to protect the character and scale of existing residential neighborhoods.
- 1-3.2 Approval of proposals to change residential density in any neighborhood shall be based, in part, on consideration of factors such as neighborhood character and identity, compatibility of land uses, impact on livability, adequacy of services and public facilities, and traffic impacts.

The proposed project will meet the above objectives and policies by providing additional housing at an appropriate density and location to meet the plan area's needs, matching the density that was envisioned for this area by the Community Plan's Low Residential land use designation. The subject site is located adjacent to similarly zoned single-family residences along the south and east side of Kelvin Avenue and single-family residence, townhomes, and condominiums along De Soto Avenue to the west of the project site. Buildings developed in the RD5-1 Zone located along De Soto, vary in size from 1,654 to 2,230 square feet. The proposed (T)(Q)RD5-1 Zone would permit the development of three (3) new single-family homes on subdivided Parcels A, B, and C, on lots which range in size from approximately 2,373 to 2,771 net square feet in size. In keeping with the property's Low Residential land use designation, the proposed zone change to the (T)(Q)RD5-1 Zone together with the approved Parcel Map (AA-2018-4978-PMLA-SL) for the purpose of creating three new small lots, would permit development that is compatible with the surrounding RD5-1 development pattern. In addition, it is not located within a specific plan or special land use district.

The project as conditioned is consistent with the above-mentioned objectives and policies, in that the area will be maintained as a single-family neighborhood, the scale is compatible with the character of the existing development, and the subdivision has been conditioned to improve the public right-of-way through the 'T' Conditions. As such, the proposed zone change is consistent with these provisions in the Community Plan text.

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 polices 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 4.1: Plan the capacity for and develop incentives to encourage production of an adequate supply of housing units of various types within each City subregion to meet the projected housing needs by income level of the future population.

The project is designated by the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan for Low Residential uses and is zoned RA-1. The request for an RD5 zone, in order to construct three single-family dwellings, is consistent with the land use designation and allows the site to provide additional dwelling units in a manner which preserves the single-family character of the area, thereby increasing the supply of housing units in an appropriate manner.

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

Objective 1.3: Forecast and plan for changing housing needs over time in relation to production and preservation needs.

Policy 1.3.5: Provide sufficient land use and density to accommodate an adequate supply of housing units by type and cost within the City to meet the projections of housing needs, according to the policies and objectives of the City's Framework Element of the General Plan.

The proposed project will facilitate the construction of additional single-family dwellings in order to meet the current and projected residential needs. Moreover, as the zone is a corresponding zone of the Land Use designation, the project and zone change are 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) goals are furthered by the recommended action herein. Kelvin Avenue, abutting the property to the east, a designated Local Street, is dedicated to a width of 60 feet and is improved with a roadway of approximately 35 feet and is improved with an existing curb, gutter, and sidewalk. The project has also been conditioned to improve Kelvin Avenue, adjacent to the project site, by removing the existing curb and constructing a new concrete curb, a two (2)-foot wide gutter, a five (5)-foot concrete sidewalk, and landscaping of the parkway or a full-width concrete sidewalk with tree wells, as part of the (T) Tentative Classification conditions.

These improvements will further the goals of the Mobility Plan 2035, in that Policy 2.3 states that projects should “recognize walking as a component of every trip, and ensure high-quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment”. The project will improve the sidewalk and parkway, to ensure a more comfortable walking environment for pedestrians. As such, as conditioned, the project and zone change are consistent with the goals, objectives and policies of the Mobility Plan 2035.

6. Sewerage Facilities Element

The Sewerage Facilities Element of the General Plan will not be affected by the proposed project. While the sewer system might be able to accommodate the total flows for the proposed project, further detailed gauging and evaluation may be needed as part of the permit process to identify a specific sewer connection point. If the public sewer has insufficient capacity then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Treatment Plant, which has sufficient capacity for the project.

7. Charter Findings – City Charter Section 556 and 558 (Zone Changes).

The proposed zone change complies with Section 556 and 558 in that the zone change promotes land use regulations which are consistent with the General Plan, as noted in Findings Nos. 1 - 6 above; and with public necessity, convenience, general welfare, and good zoning practice, as noted below in Finding No. 8.

Entitlement Findings – Zone Change

8. Pursuant to LAMC Section 12.32. C and G., the zone change is in conformance 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 RD5 zone is consistent with the Low Residential land use designation, as noted in Findings Nos. 1 and 2.

The subject property is a relatively flat, rectangular-shaped parcel of land with a 92-foot frontage along Kelvin Avenue. The existing vacant dwelling unit will be demolished and three (3) new single-family dwellings and a community driveway will be constructed.

i. Public Necessity: The granting of the proposed zone change will allow for the construction of new dwelling units, which are 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.

ii. Convenience: The site is located within a residential neighborhood bound by Valerio Street to the north, De Soto Avenue to the west, and Sherman Way to the south, and the Browns Canyon Wash (a Los Angeles County Flood Control). Both De Soto Avenue and Sherman Way are significant commercial thoroughfares in the San Fernando Valley and provide numerous neighborhood serving uses.

The project site is served by three bus stations – De Soto Avenue / Valerio Street, Sherman Way / De Soto Avenue, and De Soto Avenue / Saticoy Street; which are approximately 0.2 miles, 0.3 miles, and 0.4 miles away, respectively.

The bus stop at De Soto Avenue and Valerio Street is served by Metro Bus Line 244, which provides north and south bound connections in the west Valley, between the Chatsworth Metrolink Station and Woodland Hills, with additional stops at the Westfield Topanga Mall, the Westfield Promenade, the Warner Center Transit Hub, the Kaiser Hospital in Woodland Hills, Taft High School, and Chatsworth High School.

The bus stop at Sherman Way and De Soto Avenue is served by Metro Bus Line 162/163, which provides east and west bound connections in the San Fernando Valley, between West Hills and Sun Valley, with additional stops at the West Hills Medical Center, the Sun Valley Metrolink station, the Hollywood Burbank Airport, and the North Hollywood Red and Orange Line Stations.

The bus stop at De Soto Avenue and Saticoy Street is served by Santa Clarita Bus Line 796, which provides north and south bound connections between the San Fernando Valley and the Santa Clarita Valley, with additional stops at the Chatsworth Metrolink Station, the Newhall Metrolink Station, the Santa Clarita Metrolink Station, and the Santa Clarita Transit Hub.

In addition, the project is located approximately 1.6 miles from the Canoga Park Orange Line Station, which provides connections in the San Fernando Valley, from Chatsworth to North Hollywood, and approximately 4.1 miles from the Northridge Station, which is served by the Metrolink Ventura County Line, the Amtrak Coast Starlight Line, and the Amtrak Pacific Surfliner Line.

As such, the site is within close proximity to bus lines, is walking distance to commercial areas, and is a convenient location for infill development.

iii. General Welfare: As previously mentioned, the zone change will allow for the development of additional housing, which will benefit the general public as the City is facing a housing shortage. Additionally, the public right of way will be improved per the 'T' Tentative Classification conditions.

iv. Good Zoning Practices: Approval of the zone change is consistent with the type of development encouraged by the General Plan Framework Element and the Community Plan. The project will ensure that the character and scale of residential neighborhoods are maintained, while still allowing for infill development of an underutilized site, which is

consistent with the General Commercial General Plan Land Use designation as defined by the Framework Element, and is considered a good zoning practice.

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

Pursuant to LAMC Sections 12.32-G,1, the current action, as recommended, has been made contingent upon compliance with new “T” and “Q” 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.

Environmental Findings

10. Environmental Finding. Pursuant to Section 21084 of the California Public Resources Code, the project is exempt from CEQA pursuant to CEQA Guidelines, Section 15303 and 15315, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

11. 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. 172,081, have been reviewed and it has been determined that this project is located in Zone X, areas determined to be outside the flood zone.

PUBLIC HEARING AND COMMUNICATIONS

The Joint Public Hearing was conducted by the Los Angeles City Planning on June 9, 2020, at 11:00 a.m. In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the meeting was conducted entirely telephonically by Zoom [<https://zoom.us/>].

Summary of Public Hearing Testimony and Communications

Present: The Joint Public Hearing was joined by approximately 12 people via Zoom and telephone, which included the Deputy Advisory Agency (DAA) Board, Planning Staff and Hearing Officer, Council District Staff, Applicant, Applicant's Representative, one (1) Public Member, and an assigned Spanish Translator for the public.

1. The applicant and representative spoke at the hearing, describing the project design and entitlement requests, and addressed speakers' questions.
2. Speakers: four speakers provided testimony.

Public Hearing Testimony Notes

Muhammad Faisal, Applicant and Armin Gharia, GA Engineering, Representative

The Representative and the applicant spoke on behalf of the project. Issues and concerns are summarized below:

- Applicant identified various conditions in the Staff Report and indicated that the conditions could be easily complied with during the Plan Check process, especially in regards to the minimum driveway width.
- Discussed a note in the Parcel Map Staff Report which accompanied the comments from the LADBS Zoning Division which indicated that the property was located within a Single-Family Zone Hillside Area. The Applicant objected to this note and stated that the area was not within a Hillside area.
- Responding to Staff's presentation, the applicant indicated that they will provide Landscape Plans to the file and will include a landscape buffer along the western side of the driveway.

Mario Rodriguez, Public Member (Assigned Spanish Translator, Jonathan Ayon, Los Angeles City Planning)

Mario Rodriguez spoke in regards to an instance in August 2017, wherein there was property damage to his personal vehicle while subcontractors were on the subject site. The Applicant noted that based on the timeframe, it was likely during the time the Soils Report was being completed. The Applicant and neighbor noted that they would continue their conversation after the hearing as this is a matter between two private parties.

Council District No. 3 Representative

Noted that the Council District did not have an official stance on the project but did have concerns regarding the driveway and whether the plans were sufficient for the Fire Department.

Communication Received

Los Angeles Fire Department, Hydrant and Access Unit, in an email dated July 8, 2020, noted that the plans which were submitted as part of Case Number AA-2018-4978-PMLA-SL were sufficient in regards to their requirement that structures and entryways be located within 150 feet of an approved Fire Lane, and that no revisions to the plans were required at this time.

At the time of this report, no letters were received in opposition or in support of the Project.

EXHIBIT A

Architectural Plans

(Exhibits A-1 through A-10)

APCSV-2018-4977-ZC

EXHIBIT B

Landscape Plans

(Exhibits B-1 through B-8)

APCSV-2018-4977-ZC

EXHIBIT C

Maps

(Exhibits C-1 through C-12)

APCSV-2018-4977-ZC

EXHIBIT D

Applicant Submitted Photographs

(Exhibits D-1 through D-10)

APCSV-2018-4977-ZC

EXHIBIT E

Preliminary Parcel Map

(Exhibit E-1)

APCSV-2018-4977-ZC

EXHIBIT F

Environmental Clearance (Case No. ENV-2018-4980-CE)

(Exhibits F-1 through F-4)

APCSV-2018-4977-ZC

EXHIBIT G

Letter of Determination (Case No. AA-2018-4978-PMLA-SL)

(Exhibits G-1 through G-19)

APCSV-2018-4977-ZC