

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
APCNV-2020-1838-ZC	ENV-2020-1839-MND	7 – Rodriguez
PROJECT ADDRESS:		
11070-11100 North Borden Avenue		
APPLICANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
The Roman Catholic Archbishop of Los Angeles 3424 Wilshire Boulevard 8 th Fl. Los Angeles, CA 90010 <input type="checkbox"/> New/Changed	213-637-7000	N/A
APPLICANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
Stephen Kia, Urban Concepts 3731 Wilshire Boulevard Suite 670 Los Angeles, CA 90010	323-966-2610	stephenk@urban-concepts.com
APPELLANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A	N/A	N/A
APPELLANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A	N/A	N/A
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Esther Ahn	213-978-1486	esther.ahn@lacity.org
ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION		
Zone Change (ZC)		

FINAL ENTITLEMENTS NOT ADVANCING:

N/A

ITEMS APPEALED:

N/A

ATTACHMENTS:**REVISED:****ENVIRONMENTAL CLEARANCE:****REVISED:**

- ☒ Letter of Determination
- ☒ Findings of Fact
- ☒ Staff Recommendation Report
- ☒ Conditions of Approval
- ☒ Ordinance
- ☒ Zone Change Map
- ☐ GPA Resolution
- ☐ Land Use Map
- ☐ Exhibit A - Site Plan
- ☒ Mailing List
- ☐ Land Use
- ☐ Other _____

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- ☐ Categorical Exemption
- ☐ Negative Declaration
- ☒ Mitigated Negative Declaration
- ☐ Environmental Impact Report
- ☐ Mitigation Monitoring Program
- ☐ Other _____

- ☐
- ☐
- ☐
- ☐
- ☐
- ☐

NOTES / INSTRUCTION(S):

N/A

FISCAL IMPACT STATEMENT:☒ Yes☐ No

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

PLANNING COMMISSION:

- ☐ City Planning Commission (CPC)
- ☐ Cultural Heritage Commission (CHC)
- ☐ Central Area Planning Commission
- ☐ East LA Area Planning Commission
- ☐ Harbor Area Planning Commission

- ☒ North Valley Area Planning Commission
- ☐ South LA Area Planning Commission
- ☐ South Valley Area Planning Commission
- ☐ West LA Area Planning Commission

PLANNING COMMISSION HEARING DATE:	COMMISSION VOTE:
February 4, 2021	3-0
LAST DAY TO APPEAL:	APPEALED:
April 7, 2021	No
TRANSMITTED BY:	TRANSMITTAL DATE:
Jennifer Edwards Commission Executive Assistant	April 13, 2021



NORTH VALLEY AREA PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300
www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: **MAR 18 2021**

Case No. APCNV-2020-1838-ZC

CEQA: ENV-2020-1839-MND

Plan Area: Arleta – Pacoima

Related Case: VTT-74450

Council District: 7 – Rodríguez

Project Site: 11070 – 11100 North Borden Avenue

Applicant: Roman Catholic Archbishop of Los Angeles
Representative: Stephen Kia, Urban Concepts

At its meeting of **February 4, 2021**, the North Valley Area Planning Commission took the actions below in conjunction with the approval of the following project:

Subdivision of one lot into 10 smaller lots and a Zone Change for nine of the new lots from A2-1-CUGU to RS-1-CUGU to allow for the development of nine single-family dwellings. The tenth lot will contain a church use, which has previously been approved under Case No. ZA-2016-4986-CU-ZV-ZAA-F. The existing lot is currently vacant and there is no construction being proposed as part of this project. The Project also involves the creation of a cul-de-sac to provide access to the newly created single-family lots.

1. **Found**, based on the independent judgment of the decision-marker, after consideration of the whole of the administrative record, that the Project was assessed in Mitigated Negative Declaration, No. ENV-2020-1839-MND, adopted on December 8, 2020 ("Mitigated Negative Declaration"); and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. **Approved and Recommended** that the City Council **adopt**, pursuant to Section 12.32 F of the Los Angeles Municipal Code, a Zone Change from A2-1-CUGU to (T)RS-1-CUGU;
3. **Adopted** the attached Modified Conditions of Approval; and
4. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Parseghian
Second: Nam
Aye: Sampson
Absent: Diaz

Vote: 3 – 0


Jennifer Edwards, Commission Executive Assistant
North Valley Area Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

Effective Date/Appeals: The decision of the North Valley Area Planning Commission as it relates to the Zone Change is appealable by the Applicant only, if disapproved in whole or in part by the Commission. It is appealable to the Los Angeles City Council within 20 days after the mailing date of this determination letter. Any appeal not filed within the 20-day period shall not be considered by the Council. All appeals shall be filed on forms provided at the Planning Department's Development Service Centers located at: 201 North Figueroa Street, Fourth Floor, Los Angeles; 6262 Van Nuys Boulevard, Suite 251, Van Nuys; or 1828 Sawtelle Boulevard, West Los Angeles.

FINAL APPEAL DATE: APR 07 2021

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) **is not further appealable** and the decision is final.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Zone Change Ordinance, Map, Modified Conditions of Approval, Findings, Interim Appeal Procedure

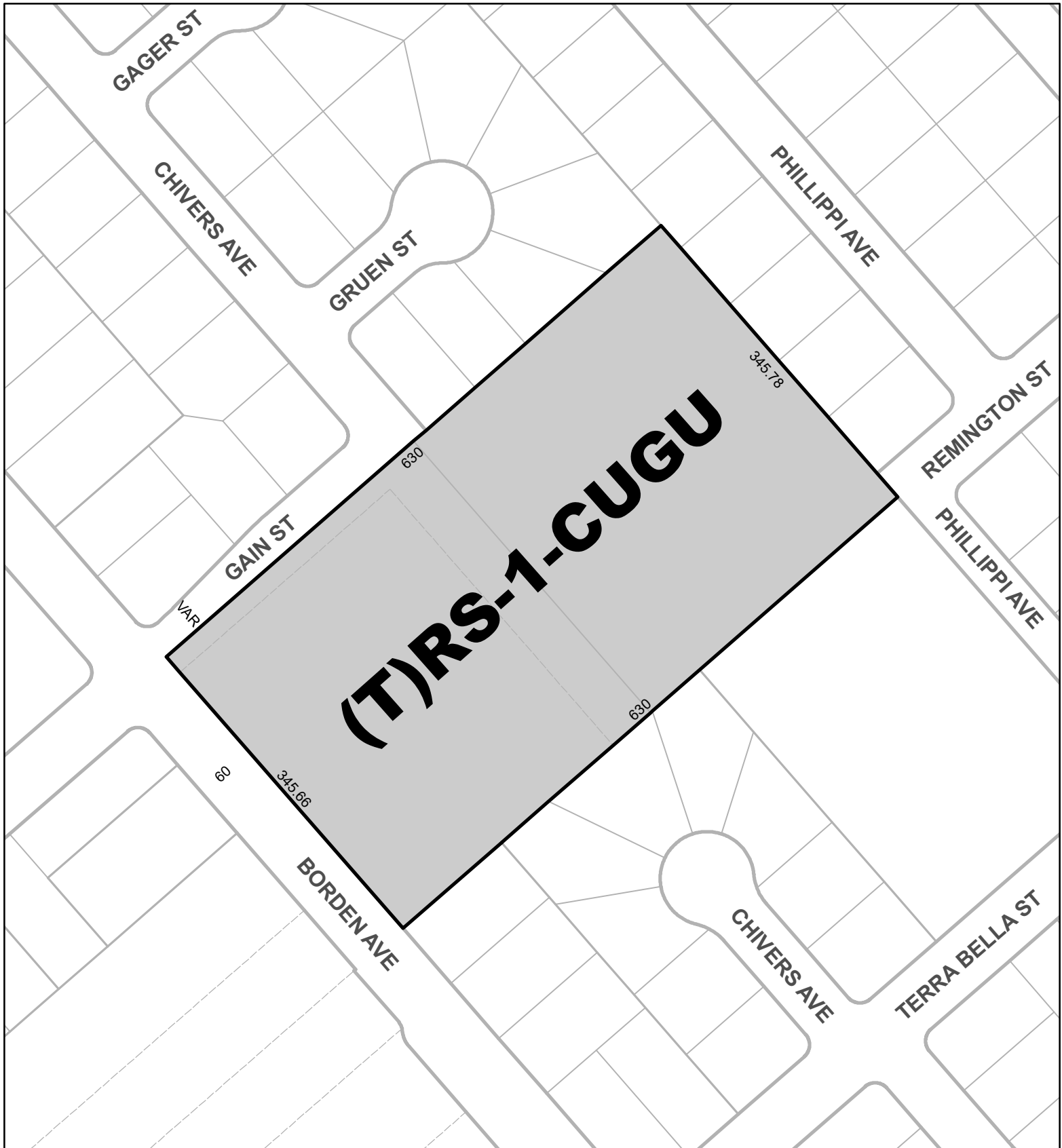
c: Heather Bleemers, Senior City Planner
Esther Ahn, City Planner

ORDINANCE NO. _____

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:



0 125 250



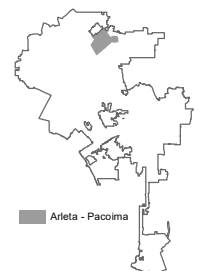
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APCNV-2020-1838-ZC

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City of Los Angeles



Arleta - Pacoima

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 posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

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

Responsibilities/Guarantees.

1. As part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.
2. **Bureau of Engineering.** Prior to issuance of sign offs for final site plan approval and/or project permits by the Department of City Planning, the applicant/developer shall provide written verification to the Department of City Planning from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to project design required by a public agency shall be documented in writing and submitted for review by the Department of City Planning.

a. Dedications Required –

- i. That a 3-foot wide strip of land be dedicated along Borden Avenue adjoining the tract to complete a 33-foot wide half right-of-way in accordance with **Collector Street** Standard of the LA Mobility Plan.
- ii. That a variable width 20-foot to 30-foot wide strip of land be dedicated along Gain Street adjoining the tract to complete a 60-foot wide total right-of-way in accordance with **Local Street** Standards of LA Mobility Plan including a 15-foot radius property line return at the intersection with Borden Avenue satisfactory to the City Engineer.
- iii. That a 50-foot wide public right-of-way be dedicated for the newly proposed public street including a 45-foot radius property line cul-de-sac at the termini and 15-foot radius property line returns at the intersection with Gain Street all on an alignment satisfactory to the Valley District Engineering Office.
- iv. That a partial modified elbow section be dedicated as Future Street by a separate instrument at the intersection of Phillippi Avenue and Remington Street within the tract area satisfactory to the Valley District Engineering Office.

b. Improvements Required –

- i. Improve Gain Street being dedicated and adjoining the tract by the construction of

the following:

- (1) A concrete curb, concrete gutter, and 5-foot concrete sidewalks and landscaping of the parkway.
 - (2) Suitable surfacing to join the existing pavement to complete an 18-foot half roadway.
 - (3) Any necessary removal and reconstruction of existing improvements.
 - (4) The necessary transitions to join the existing improvements.
- ii. Improve the newly dedicated public street by the construction of the following:
- (1) New concrete curbs, concrete gutters, and 5-foot concrete sidewalks and landscaping of the parkways.
 - (2) Suitable surfacing to join the existing pavement to complete a 30-foot 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 35-foot curb radius cul-de-sac satisfactory to the Valley Engineering District Office.
- iii. Improve Borden Avenue adjoining the subdivision by the construction of a new full width concrete sidewalk with tree wells or a 5-foot concrete sidewalk and landscaping of the parkway together with any necessary removal and construction of existing improvements.
- iv. Construct the necessary on-site mainline and house connection sewers satisfactory to the City Engineer.

3. Street Lighting.

- a. Improvement Condition: Construct new street lights: two (2) on Chivers Ave., two (2) on Borden Ave., and one (1) on Gain St.

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; or 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.

4. Urban Forestry Division.

- a. 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 subdivider 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. All protected tree removals must be approved by the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077 for permit information.

CONDITIONS OF APPROVAL

(As modified by the North Valley Area Planning Commission at its meeting on February 4, 2021)

Administrative Conditions of Approval

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 officials, 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.** Page 1 of the grants and all the conditions of approval shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety
7. **Corrective Conditions.** The authorized use shall be conducted at all time with due regards to the character of the surrounding district, and the right is reserved to the North Valley Area Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code to impose additional corrective conditions, if in the Commission's or Director's opinion such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
8. **Expedited Processing Section.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
9. **Los Angeles Unified School District (LAUSD).** LAUSD's Transportation Branch must be contacted at (213) 580-2950 regarding the potential impact upon existing school bus routes. The Project Manager or designee will have to notify the LAUSD Transportation Branch of the expected start and ending dates for various portions of the project that may affect traffic within nearby school areas.

- a. School buses must have unrestricted access to schools.
- b. During the construction phase, truck traffic and construction vehicles may not cause traffic delays for our transported students.
- c. During and after construction changed traffic patterns, lane adjustment, traffic light patterns, and altered bus stops may not affect school buses' on-time performance and passenger safety.
- d. Construction trucks and other vehicles are required to stop when encountering school buses using red-flashing-lights must-stop-indicators per the California Vehicle Code.
- e. Contractors must install and maintain appropriate traffic controls (signs and signals) to ensure vehicular safety.
- f. Contractors must maintain ongoing communication with LAUSD school administrators, providing sufficient notice to forewarn children and parents when existing vehicle routes to school may be impacted.
- g. Parents dropping off their children must have access to the passenger loading areas.
- h. Contractors must maintain ongoing communication with LAUSD school administrators, providing sufficient notice to forewarn children and parents when existing pedestrian routes to school may be impacted.
- i. Contractors must maintain safe and convenient pedestrian routes to all nearby schools. The District will provide School Pedestrian Route Maps upon your request.
- j. Contractors must install and maintain appropriate traffic controls (signs and signals) to ensure pedestrian and vehicular safety.
- k. Haul routes are not to pass by any school, except when school is not in session.
- l. No staging or parking of construction-related vehicles, including worker-transport vehicles, will occur on or adjacent to a school property.
- m. Funding for crossing guards at the contractor's expense is required when safety of children may be compromised by construction-related activities at impacted school crossings.
- n. Barriers and/or fencing must be installed to secure construction equipment and to minimize trespassing, vandalism, short-cut attractions, and attractive nuisances.
- o. Contractors are required to provide security patrols (at their expense) to minimize trespassing, vandalism, and short-cut attractions.

10. Inadvertent Discovery.

- a. 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 retained by the applicant shall assess the find. The Fernandeano Tataviam Band of Mission Indians and consulting Tribes 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, Fernandefio Tataviam Band of Mission Indians, and consulting Tribes.

- b. The Lead Agency and/or applicant shall, in good faith, consult with the Fernandefio Tataviam Band of Mission Indians on the disposition and treatment of any Tribal Cultural Resource encountered during the Project grading/excavation.
- c. If human remains or funerary objects are encountered during any activities associated with the Project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County coroner shall be contacted. If the human remains are determined to be Native American in origin by the County coroner, the applicant shall immediately notify the Lead Agency, the Fernandefio Tataviam Band of Mission Indians, and consulting Tribes.

11. Indemnification and Reimbursement of Litigation Costs.

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- 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.

- a. **General Plan Land Use Designation.** The subject property is located within the Arleta – Pacoima Community Plan area which was adopted by the City Council on November 6, 1996 and designates the subject property for Low Residential land uses corresponding to the RE9, RS, R1, RU, RD6, and RD5 Zones. The site is presently zoned A2-1-CUGU. The proposed RS Zone is a corresponding zone for the Low Residential land use designation in accordance with the Arleta – Pacoima Community Plan. The requested nine-unit single-family lot subdivision is a use that is permitted in the proposed RS-1-CUGU. The requested Zone Change would allow for a project that will increase home ownership opportunities in the plan area while maintaining consistency with the prevailing neighborhood character. Therefore, the project is in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted Community Plan.
- b. The **Framework Element** of the General Plan (Framework Element) was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Framework Element includes the following Goals, Objectives and Policies relevant to the request:

Goal 3A: A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more liveable city.

Policy 3.1.1: Identify areas on the Long-Range Land Use Diagram and in the community plans sufficient for the development of a diversity of uses that serve the needs of existing and future residents (housing, employment, retail, entertainment, cultural/institutional, educational, health, services, recreation, and similar uses), provide job opportunities, and support visitors and tourism.

Policy 3.1.2: Allow for the provision of sufficient public infrastructure and services to support the projected needs of the City's population and businesses within the patterns of use established in the community plans as guided by the Framework Citywide Long-Range Land Use Diagram.

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

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

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

Policy 3.2.4: Provide for the siting and design of new development that maintains the prevailing scale and character of the City's stable residential neighborhoods and enhance the character of commercial and industrial districts.

The proposed Zone Change from A2-1-CUGU to RS-1-CUGU will allow for the development of an underutilized site, currently an unimproved vacant lot, with nine new single-family residential lots which will accommodate development that supports the needs of the City's existing and future residents in accordance with the density outlined in the General Plan Framework Element. The proposed development is also in harmony with the prevailing scale and character of the stable residential neighborhood.

The proposed project is located approximately 0.5-miles south of Van Nuys Boulevard and west of Foothill Boulevard and is proximate to a variety of transportation services including Metro Local Lines 90, 92, and 233. The property is also located within close proximity to several schools and commercial uses across Glenoaks Boulevard, Van Nuys Boulevard, and Foothill Boulevard, which include offices, places of worship, commercial retail shopping, restaurants and eateries, and other retail and services. The Zone Change allows for more intense development of the subject property, which will locate more residences proximate to transit and various destinations, thereby having the potential to reduce vehicular trips, vehicle miles traveled, and air pollution.

Therefore, the Zone Change is consistent with the Distribution of Land Use goals, objectives and policies of the General Plan Framework Element.

- c. **Arleta – Pacoima Community Plan.** The Community Plan text includes the following relevant land use Objectives and Policies:

Objective 1: To coordinate the development of Arleta – Pacoima with other communities of the City of Los Angeles and the metropolitan area.

Objective 3: To encourage preservation of well-maintained, single family neighborhoods and rehabilitation of deteriorated housing.

Objective 4.a: To encourage the preservation and enhancement of the varied and distinctive residential character of the community, and to preserve the stable single-family residential neighborhoods.

Objective 7: To make provisions for a circulation system coordinated with land uses and densities adequate to accommodate traffic; and to encourage the expansion and improvements of public transportation service.

The proposed Zone Change from A2-1-CUGU to RS-1-CUGU will allow for the future development of a vacant and unimproved site with new, for-sale single-family homes. When constructed, a maximum of nine new single-family dwelling units could be developed on the project site, each on their own single-family lot. The project in harmony with the pattern of development in the surrounding area and will encourage the preservation and enhancement of this distinctive and stable single-family neighborhood. The proposed Zone Change is in alignment with the site's land use designation as envisioned by the Community Plan. Additionally, once developed, the proposed Zone Change request will result in the ability for a single-family development that equates to a modest increase in residential density located closer to commercial centers and major bus routes, thereby locating new housing in a manner that may reduce vehicular trips and dependency.

Thus, the proposed Zone Change is consistent with the goals, objectives, and policies of the Arleta – Pacoima Community Plan.

- d. The **Housing Element** of the General Plan will be implemented by the recommended action herein. The Housing Element is the City's blueprint for meeting housing and growth challenges. It identifies the City's housing conditions and needs, reiterates goals, objectives, and policies that are the foundation of the City's housing and growth strategy, and provides the array of programs the City has committed to implement to create sustainable, mixed-income neighborhoods across the City. The Housing Element includes the following Goal, Objectives and Policies relevant to the instant request:

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

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

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

Goal 2: A City in which housing helps to create safe, livable and sustainable neighborhoods.

Policy 2.2.5: Provide sufficient services and amenities to support the planned population while preserving the neighborhood for those currently there.

Policy 2.4.1: Promote preservation of neighborhood character in balance with facilitating new development.

The project site is located in an area which is developed with a distinct single-family pattern of development and character. Aside from the parcels zoned for public facilities and open space uses, the entire surrounding neighborhood is designated for single-family development and zoned RS-1-CUGU. The proposed development would also include the improvement of a cul-de-sac, similar to the ones existing on Gruen Street and Gager Street directly north of the site, to provide access to the new single-family homes. The proposed density and scale would be similar to surrounding homes and compatible with the existing character of the neighborhood. As proposed, the requested Zone Change

would result in the development of vacant and unimproved land with up to nine single-family lots. The development would facilitate new housing construction and provide more home ownership opportunities while preserving the existing character. The pattern of development will create a stable environment to slow down traffic and mitigate off-street parking impacts with the creation of the new cul-de-sac. New residents will have access to various commercial amenities and public services, including schools, parks, and recreation centers.

Furthermore, the multiple approvals requested under Case No. APCNV-2020-1838-ZC, along with Case No. VTT-74450 streamlines the land use entitlement, environmental review, and building permit process by enabling the development of nine single-family homes under one approval. Therefore, the Zone Change is consistent with the Housing Element goals, objectives and policies of the General Plan.

- e. The **Mobility Element** of the General Plan (Mobility Plan 2035) is not likely to be affected by the recommended action herein. Borden Avenue is a designated Collector dedicated to a width of 60 feet and fully improved; Chivers Avenue is a designated Local Street – Standard dedicated to a width of 56 and fully improved; and Gain Street, a designated Local Street – Standard, is dedicated to a variable width of 30 to 40 feet and improved with asphalt roadway. Gain Street is only improved with concrete curb, gutter, and sidewalk on the northerly side fronting existing single-family residences. As part of the (T) Tentative Classification conditions incorporated herein, additional dedications and improvements on each of these streets adjoining the subdivision will be required. Consequently, the project will result in the reconstruction of the existing sidewalk and construction of a full width concrete sidewalk with tree wells or a five-foot concrete sidewalk with landscaping of the parkway.

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

- Policy 1.4: Design streets to Targeted Operating Speeds as defined in the Complete Streets Design Guide.
- Policy 2.3: Recognize walking as a component of every trip, and ensure high quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.
- Policy 2.4: Provide a slow speed network of locally serving streets.
- Policy 3.3: Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.

The project will result in the creation of a new cul-de-sac in addition to further dedications and improvements on existing streets. This street pattern will contribute to a roadway with “a winding path, greenery, and pedestrian activity” which call for slower travel speeds. These traffic calming measures will contribute to a slow speed network of these locally serving streets and ensure a safe and comfortable pedestrian environment. The project complies with subdivision design and public safety standards to ensure safe and convenient access for residents. The project is an infill development that will increase accessibility to existing neighborhood destinations such as parks, shopping centers, and employment centers. The proposed project is located approximately 0.5-miles south of Van Nuys Boulevard and west of Foothill Boulevard and is proximate to a variety of transportation services including Metro Local Lines 90, 92, and 233. Therefore, the Zone

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

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

Zone Change and “T” Classification Findings

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

- a. Public Necessity: On April 29, 2019, Mayor Eric Garcetti released LA’s Green New Deal (Sustainable City pLAn), a roadmap to achieve short-term results while setting the path to strengthen the transformation of the City in the decades to come. As part of the plan, the Mayor set forth goals of ending street homelessness by 2028, increasing cumulative new housing construction to 100,000 by 2021 and ensuring that new housing is located near transit. The Zone Change would allow the vacant unimproved site to be developed with a total of nine new market rate for-sale homes at the site. The proposed project is located approximately 0.5-miles south of Van Nuys Boulevard and west of Foothill Boulevard, which are both commercial centers and major thoroughfares, and is proximate to a variety of transportation services including Metro Local Lines 90, 92, and 233. By increasing housing supply and providing new housing within proximity to transit and commercial services and amenities, the project is consistent with public necessity.
- b. Convenience: The project site is located in an area of the Arleta/Pacoima community that is highly urbanized, with parks, schools, and transportation infrastructure. The proposed project would allow for the development of nine new dwelling units within 0.2 miles of Maclay Middle School, Sara Coughlin Elementary School, and Bert Corona Charter High School. Hansen Dam Recreation Center, which contains soccer fields, a wildlife preserve, hiking trails, a golf course, an aquatic center, and a riding school, is approximately 0.5 miles from the project site. The property is also located approximately 0.5-miles south of Van Nuys Boulevard and west of Foothill Boulevard, which are major thoroughfares and commercial centers, and is proximate to a variety of transportation services including Metro Local Lines 90, 92, and 233. Various commercial amenities are located along Glenoaks Boulevard, Van Nuys Boulevard, and Foothill Boulevard, which include offices, places of worship, commercial retail shopping, restaurants and eateries, and other retail and services. Granting the Zone Change from A2-1-CUGU to the proposed RS-1-CUGU Zone would allow future residents access to shopping, dining and services within the immediate neighborhood, as well as the opportunity to utilize nearby parks and to send their children to nearby schools.
- c. General Welfare: Granting the Zone Change to the RS-1-CUGU Zone would provide an opportunity for the development of an unimproved vacant lot with up to nine new single-family residential lots that will expand home ownership opportunities in the Arleta/Pacoima communities of the city. As discussed above, the area is served by neighborhood-serving uses such as schools, gyms, parks, restaurants and other services and amenities. The proposed project will also result in zoning and development pattern similar to the existing

neighborhood character. The Zone Change to the RS-1-CUGU Zone will increase the city's housing stock, while minimizing any burden placed upon the existing infrastructure, including roads and utilities.

- d. Good Zoning Practice: The proposed RS Zone is identified as a corresponding zone of the Low Residential land use designation whereas the existing A2 Zone is not. The proposed Zone Change would allow for the development of an underutilized and unimproved site to create nine new single-family homes. The development would be consistent with the density, zoning, and scale of surrounding properties. As such, the proposed RS-1-CUGU Zone would ensure that the density of the development would be compatible with existing and future development surrounding the project site.
- e. "T" Classification Findings: Per Section 12.32-G,1 of the Municipal Code, the current action, as recommended, has been made contingent upon compliance with new "T" conditions of approval. Such limitations are necessary to ensure the identified dedications, improvements, and actions are undertaken to meet the public's needs, convenience, and general welfare served by the required actions. The proposed RS-1-CUGU Zone inherently restricts density, scale, and use intensity that are allowed on the site, unless further discretionary actions are pursued. Compliance with the new "T" conditions of approval will ensure future development on the site will: be in a manner that protects the public safety; is compatible with the overall pattern of the existing single-family residential development in the community; is appropriate and in harmony with the General Plan as discussed in Findings Section 1; and prevents or alleviates the potential adverse environmental effect of adding additional dwelling units to the established neighborhood.

Environmental Findings

- 3. **CEQA**. Find, based on the independent judgment of the decision-marker, after consideration of the whole of the administrative record, that the project was assessed in Mitigated Negative Declaration, No. ENV-2020-1839-MND, adopted on December 8, 2020 ("Mitigated Negative Declaration"); and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project.
- 4. **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 of minimal flood hazard.

COVID-19 UPDATE

Interim Appeal Filing Procedures

Fall 2020



Consistent with Mayor Eric Garcetti's "Safer At Home" directives to help slow the spread of COVID-19, City Planning has implemented new procedures for the filing of appeals for non-applicants that eliminate or minimize in-person interaction.

OPTION 1: Online Appeal Portal

(planning.lacity.org/development-services/appeal-application-online)

Entitlement and CEQA appeals can be submitted online and payment can be made by credit card or e-check. The online appeal portal allows appellants to fill out and submit the appeal application directly to the Development Services Center (DSC). Once the appeal is accepted, the portal allows for appellants to submit a credit card payment, enabling the appeal and payment to be submitted entirely electronically. A 2.7% credit card processing service fee will be charged - there is no charge for paying online by e-check.

Appeals should be filed early to ensure DSC staff has adequate time to review and accept the documents, and to allow Appellants time to submit payment. On the final day to file an appeal, the application must be submitted and paid for by 4:30PM (PT). Should the final day fall on a weekend or legal holiday, the time for filing an appeal shall be extended to 4:30PM (PT) on the next succeeding working day. Building and Safety appeals (LAMC Section 12.26K) can only be filed using Option 2 below.

OPTION 2: Drop off at DSC

An appellant may continue to submit an appeal application and payment at any of the three Development Services Center (DSC) locations. City Planning established drop off areas at the DSCs with physical boxes where appellants can drop.

Metro DSC

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

Van Nuys DSC

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

West Los Angeles DSC

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

City Planning staff will follow up with the Appellant via email and/or phone to:

- Confirm that the appeal package is complete and meets the applicable LAMC provisions
- Provide a receipt for payment