

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
CPC-2019-6854-GPA-ZC-HD	ENV-2019-6855-MND	7 - Rodriguez
PROJECT ADDRESS:		
13104 North Glenoaks Boulevard		
APPLICANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
David Rendall, 13104 G1INV Colise LLC 27720 Dickason Drive Santa Clarita, CA 91355	(661) 702-4550	DAVIDRENDALL@GROUPONEINVESTMENTS.NET
<input type="checkbox"/> New/Changed		
APPLICANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
Mike Ascione, Integrity Property Group LLC 25876 The Old Road Unit #437 Stevenson Ranch, CA 91381	(661) 231-5794	MIKE@IPGWORKS.COM
APPELLANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
TBD	TBD	TBD
APPELLANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
TBD	TBD	TBD
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Andrew Jorgensen	(818) 374-9904	andrew.jorgensen@lacity.org
ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION		
General Plan Amendment (GPA); Zone Change (ZC); Height District (HD); Mitigated Negative Declaration (MND)		

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:
January 14, 2021	8 – 0
LAST DAY TO APPEAL:	APPEALED:
TBD	TBD
TRANSMITTED BY:	TRANSMITTAL DATE:
Cecilia Lamas Commission Executive Assistant	June 1, 2021



LOS ANGELES CITY 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: **JUN 01 2021**

Case No. CPC-2019-6854-GPA-ZC-HD
CEQA: ENV-2019-6855-MND
Plan Area: Sylmar

Council District: 7 – Rodriguez

Project Site: 13104 North Glenoaks Boulevard

Applicant: David Rendall, 13104 G1INV Colise LLC
Representative: Mike Ascione, Integrity Property Group LLC

At its meeting of **January 14, 2021**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following project:

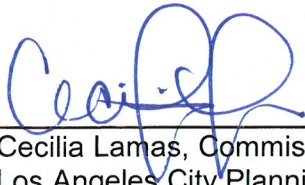
Demolition of an existing single-family dwelling and accessory structures and the construction, use, and maintenance of a two-story, approximately 43 feet, eight inches in height, 13,135 square-foot mixed-use building. The proposed Project would include eight dwellings (including two live-work dwelling units), a 927 square foot café, 2,552 square-feet of other commercial uses, and 2,608 square feet of common open space. To achieve the proposed Project, the Applicant is requesting a General Plan Amendment to the Sylmar Community Plan from Very Low I Residential to Neighborhood Commercial, and a Zone and Height District Change from RA-1-K to C1-1VL-K.

1. **Found**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2019-6855-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the Project will have a significant effect on the environment; **Found** the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **Found** the mitigation measures have been made enforceable conditions on the Project; and **Adopted** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. **Approved** and **Recommended**, that the Mayor and City Council **adopt**, pursuant to the Los Angeles City Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Sylmar Community Plan from Very Low I Residential to Neighborhood Commercial;
3. **Approved** and **Recommended**, that the City Council **adopt**, pursuant to LAMC Section 12.32 F, a Zone and Height District Change from RA-1-K to (T)(Q)C1-1VL-K;
4. **Adopted** the attached Conditions of Approval; and
5. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Ambroz
Second: Choe
Ayes: Leung, López-Ledesma, Mack, Millman, Perlman, Relan

Vote: 8 – 0



Cecilia Lamas, Commission Executive Assistant
Los Angeles City 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 Los Angeles City Planning Commission as it relates to the General Plan Amendment is final. The Zone Change and Height District is appealable by the Applicant only, if disapproved in whole or in part by the Commission. The Applicant may file an appeal 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: JUN 21 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, Maps, Conditions of Approval, Findings, Resolution, Interim Appeal Filing Procedures

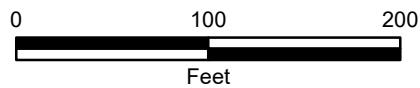
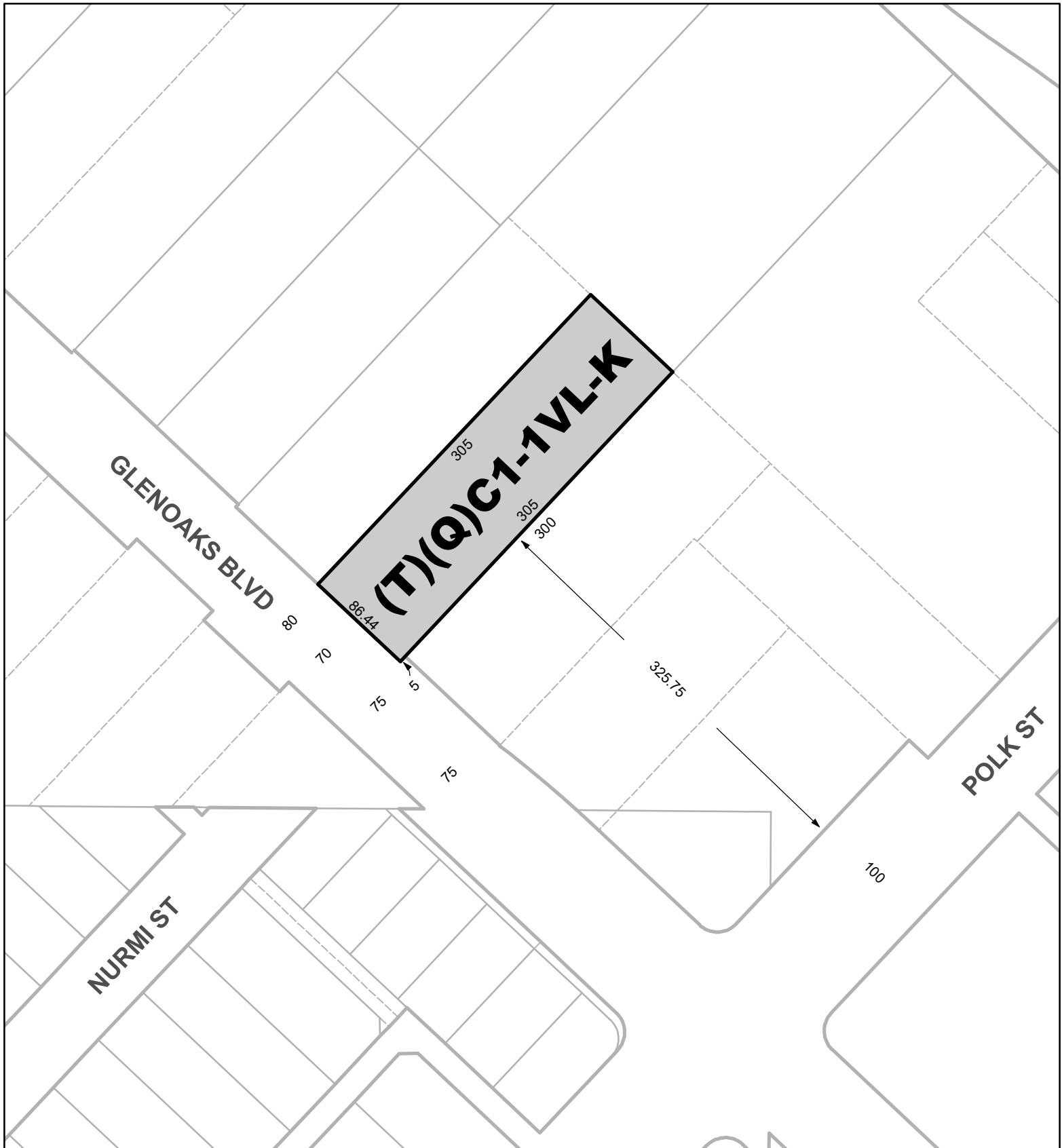
c: Blake Lamb, Principal City Planner
Claudia Rodríguez, Senior City Planner
Andrew Jorgensen, City Planner

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:

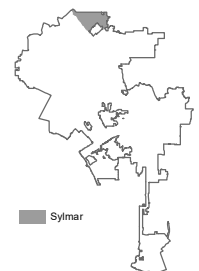


CPC-2019-6854-GPA-ZC-HD

AA/Cf

121720

City of Los Angeles



(Q) QUALIFIED CONDITIONS OF APPROVAL

Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the “Q” Qualified classification.

1. **Use.** The use and area regulations for the new development on-site shall be developed for commercial and residential uses as permitted in the C1 Zone as defined in LAMC Section 12.13, except as modified by the conditions herein or subsequent action.
2. **Development.** The use and development of the subject property shall be in substantial conformance with the site plan, floor plan, and elevations labeled Exhibit “B”. Minor deviations may be allowed in order to comply with the conditions herein or to comply with the provisions of the Municipal Code.
3. **Density.** A maximum of eight dwelling units shall be permitted.
4. **Floor Area.** The total floor area shall not exceed 13,165 square feet.

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32 G of the Municipal Code, the (T) Tentative Classification shall be removed by the recordation of a final parcel or tract map or by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

1. Bureau of Engineering Conditions

a. Dedication Required:

- i. Glenoaks Boulevard (Avenue II) - A 3-foot wide strip of land along the property frontage to complete a 43-foot half right-of-way in accordance with Avenue II Street standards of Mobility Plan 2035.

b. Improvements Required:

- i. Glenoaks Boulevard - Remove the existing asphalt berm and construct a 28-foot wide half roadway with suitable surfacing, integral concrete curb, 2-foot gutter and a 15-foot full-width concrete sidewalk. All new proposed driveways shall be constructed to LADOT's and BOE's approval and in compliance with ADA requirements.

Notes: Broken curb and/ or gutter includes segments within existing score lines that are depressed or upraised by more than $\frac{1}{4}$ inch from the surrounding concrete work or are separated from the main body of the concrete piece by a crack through the entire vertical segment and greater than $\frac{1}{8}$ inch at the surface of the section.

Non- ADA compliant sidewalk shall include any sidewalk that has a cross slope that exceeds 2% and/or is depressed or upraised by more than $\frac{1}{4}$ inch from the surrounding concrete work or has full concrete depth cracks that have separations greater than $\frac{1}{8}$ inch at the surface. The sidewalk also includes that portion of the pedestrian path of travel across a driveway.

All new sidewalk curb and gutter shall conform to the Bureau of Engineering Standard Plans S410-2, S440-4, S442-5 and S444-0.

Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. The applicant should contact the Urban Forestry Division for further information (213) 847-3077.

Notes: Street lighting may be required satisfactory to the Bureau of Street Lighting (213) 847-1551.

Department of Transportation may have additional requirements for dedication and improvements.

Regarding any conflicts with traffic signs, parking spaces, meters or traffic control devices, contact the Department of Transportation (818) 374-4699.

Regarding any conflicts with power pole matters, contact the Department of Water and Power at (213) 367-2715.

Refer to the Fire Department regarding fire hydrants (818) 374-5005.

- ii. Provide proper site and street drainages for all streets being improved. Roof drainage and surface run-off from the property shall be collected and treated at the site and drained to the streets through drain pipes constructed under the sidewalk through curb drains or connection to the catch basins (email: Eng.ValleyInfo@lacity.org).
- iii. Mainline sewer exists in Glenoaks Boulevard. Extension of house connection laterals to the new property line may be required. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit (email: Eng.ValleyInfo@lacity.org).
- iv. Submit parking area and driveway plans to the Valley District Office of the Bureau of Engineering and the Department of Transportation for review and approval.

2. Department of Transportation Conditions

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

3. Bureau of Street Lighting Conditions

- a. SPECIFIC CONDITION: Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.
- b. IMPROVEMENT CONDITION: Construct new street light: one (1) on Glenoaks Blvd.

4. Bureau of Street Services, Urban Forestry Division Conditions

- 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 sub divider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction to expedite tree planting.

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

CONDITIONS OF APPROVAL

Entitlement Conditions

1. **Height.** The height of structures shall not exceed 43 feet, eight inches as shown on Exhibit "B."
2. **Open Space.** A minimum of 2,608 square feet of open space shall be provided as shown on Exhibit "B."
3. **Parking.** Parking shall be provided in conformance with the LAMC section 12.21, including provisions for electric vehicle parking.
4. **Lighting.** Final Plans shall show the location and type of all lighting. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way nor from above.
5. **Landscape Plan.** All open areas not used for buildings, driveways, parking areas or walkways shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the Department of City Planning. The Project shall demonstrate compliance with LAMC Section 12.42 B.2, all applicable provisions of Ordinance No. 170,978, and associated Guidelines.
6. **Graffiti.** All graffiti on the site shall be removed or painted over in the same color as the surface to which it is applied within 24 hours of its occurrence.
7. **Equine Keeping.** The project shall comply with ZI-2438 - Equine Keeping in the City of Los Angeles and Ordinance 184,266 – The Sylmar "K" Equinekeeping District.

Environmental Conditions

8. **Mitigation Monitoring Program.** The project shall be in substantial conformance with the mitigation measures in the attached MMP and attached to the subject case file. The implementing and enforcing agencies may determine substantial conformance with mitigation measures in the MMP. If substantial conformance results in effectively deleting or modifying the mitigation measure, the Director of Planning shall provide a written justification supported by substantial evidence as to why the mitigation measure, in whole or in part, is no longer needed and its effective deletion or modification will not result in a new significant impact or a more severe impact to a previously identified significant impact. If the project is not in substantial conformance to the adopted mitigation measures or MMP, a modification or deletion shall be treated as a new discretionary action under CEQA Guidelines, Section 15162(c) and will require preparation of an addendum or subsequent CEQA clearance. Under this process, the modification or deletion of a mitigation measure shall not require a modification to any project discretionary approval unless the Director of Planning also finds that the change to the mitigation measures results in a substantial change to the project or the non-environmental conditions of approval.
9. **Mitigation Monitor.** During the construction phase and prior to the issuance of building permits, the applicant shall retain an independent Construction Monitor (either via the City or through a third-party consultant), approved by the Department of City Planning, who shall be responsible for monitoring implementation of project design

features and mitigation measures during construction activities consistent with the monitoring phase and frequency set forth in this MMP. The Construction Monitor shall also prepare documentation of the applicant's compliance with the project design features and mitigation measures during construction every 90 days in a form satisfactory to the Department of City Planning. The documentation must be signed by the applicant and Construction Monitor and be included as part of the applicant's Compliance Report. The Construction Monitor shall be obligated to immediately report to the Enforcement Agency any non-compliance with the mitigation measures and project design features within two business days if the applicant does not correct the noncompliance within a reasonable time of notification to the applicant by the monitor or if the non-compliance is repeated. Such non-compliance shall be appropriately addressed by the Enforcement Agency.

10. **Tribal Cultural Resources.** The Lead Agency and/or applicant shall, in good faith, consult with the Fernandeño Tataviam Band of Mission Indians on the disposition and treatment of any Tribal Cultural Resource encountered during the Project grading.

Administrative Conditions of Approval

11. **Approval, Verification, and Submittals.** Copies of any approvals, guarantees or verification of consultation, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
12. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
13. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the LAMC Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the Project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
14. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City 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.
15. **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.
16. **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 any 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 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 include actions, as defined herein, alleging failure to comply with any federal, state or local law.

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

FINDINGS

General Plan/Charter Findings

1. **General Plan Land Use Designation.** The subject property is located in the Sylmar Community Plan, last updated by the City Council on June 10, 2015. The property is currently designated for Very Low I Residential land uses, with corresponding zones of RE20 and RA. The property is currently zoned RA-1-K which is consistent with the land use designation. The recommended Plan Amendment would designate the site for Neighborhood Commercial land uses, which has corresponding zones of CR, C1, and C1.5. The proposed C1-1VL-K zoning designation would therefore comply with the Neighborhood Commercial land use designation.

2. **General Plan Text.**

- a. **Sylmar Community Plan.** The adopted Sylmar Community Plan is intended to promote an arrangement of land uses, streets, and services which will encourage and contribute the economic, social and physical health, safety, welfare and convenience of the people who live and work in the community. In general, the Community Plan includes policies which promote a variety of housing options and calls for proper siting and compatibility when considering higher-density developments. In addition, decision-makers should consider neighborhood character and identity, compatibility of land uses, impact on livability, impacts on services and public facilities, and impacts on traffic levels when changes in residential densities are proposed.

Relevant goals, policies, and programs of the Sylmar Community Plan, with which the proposed project is consistent, include:

Goal LU1: Complete, livable and quality neighborhoods throughout Sylmar that provide a variety of housing types, densities, forms and design, and a mix of uses and services that support the needs of residents.

Policy LU1.1 Choice in Type, Quality, and Location of Housing. Provide a variety of housing types that accommodates households of all sizes and for all persons regardless of income, age, ethnic background, and physical needs throughout Sylmar's residential neighborhoods and in targeted mixed-use areas.

Policy LU1.3 Recreational Amenities. Incorporate amenities for residents, such as on-site recreational facilities, passive open spaces, and community gardens which promote physical activity, fitness, and health.

Goal LU2: Well-designed residential neighborhoods that enhance the pedestrian experience and exhibit the architectural characteristics and qualities that distinguish Sylmar.

Policy LU2.1 High-Quality Development. Design projects to achieve a high level of quality in accordance with the Sylmar Community Plan Design Guidelines for Residential Areas, Residential Citywide Design Guidelines, and other applicable design guidelines. Projects are required to incorporate to the maximum extent feasible applicable design guidelines.

Policy LU2.3 Design Standards. Support design standards to achieve transition in scale when neighborhoods planned for multifamily residential uses abut existing single family residential uses and/or neighborhoods planned for single family residential uses.

Goal LU5: Lots within and adjacent to equinekeeping areas that are designed to ensure the feasibility of equinekeeping on equestrian lots and compatibility with adjacent non-equinekeeping lots.

Policy LU5.2 Transitions. Provide additional setbacks and density fading on all higher density development, including all residential and non-residential development, adjacent to equinekeeping lots regardless of location within an Equinekeeping “K” District.

Policy LU5.4 Proper Distances from Stables/Stalls. Maintain proper distances from equine stables/stalls and habitable rooms of any dwelling unit and neighbor’s dwelling unit, including accessory living quarters. Refer to the Sylmar Design Guidelines.

Goal LU7: Environmentally sustainable residential development that uses green design and technology and water conservation methods to minimize consumption of non-renewable natural resources and replenish the City’s watershed by capturing and storing water in Sylmar’s underground basin.

Policy LU7.2 Permeable Surfaces. Increase areas of permeability by minimizing driveway and curb cut widths, limiting driveway paving to the width required to access a garage, and utilizing permeable surfaces on driveways, walkways, trails, and outdoor spaces in order to capture, infiltrate, and store water underground.

Policy LU7.3 Landscaping. Retain existing vegetation and trees and use native and drought-tolerant landscape and drip irrigation when developing the site in order to conserve water.

Goal LU12: Strong and competitive commercial areas that serve the community with a wide range of goods and services, support the local businesses and economy, and provide employment opportunities and revenue to the City.

Policy LU12.2 Commercial Development. Locate new commercial uses within existing established commercial areas. Accommodate larger projects within Community Centers and near the Sylmar/San Fernando Metrolink Station to minimize impact on residential neighborhoods and help retain the existing community fabric.

Goal LU13: Commercial and mixed-use development that complement adjacent and surrounding neighborhoods and contribute to Sylmar’s semi-rural character and agricultural heritage.

Policy LU13.1 Neighborhood Compatibility. Ensure that new development adjacent to residential neighborhoods is designed in a manner that is sensitive to existing and adjacent buildings so that it blends in with the neighborhood context.

Policy LU13.2 Height Limits. Design new commercial structures to be compatible in height with surrounding residential neighborhoods.

Policy LU13.3 Transitions. Provide transitional setbacks and upper floor setbacks for new projects adjacent to residential uses in order to maintain access to light and air and minimize operational impacts.

LU13.5 Rural Character. Reinforce the distinctive semi-rural character of the area by incorporating rural features and equestrian-oriented elements, such as ranch-style architecture, hitching posts, and horse parking areas, in remodels and new development, especially commercial areas within or near an Equinekeeping “K” Supplemental Use District and/or adjacent to a trail. Refer to Chapter 4 for additional trail policies and design guidelines.

Goal LU14: Attractive and pedestrian-oriented commercial areas that are safe, easily accessible, and enhance the unique commercial and cultural character of the community.

Policy LU14.1 High-Quality Development. Design projects to achieve a high level of quality and developed in accordance to the Commercial Citywide Design Guidelines and other applicable design guidelines. Projects are required to incorporate to the maximum extent feasible applicable design guidelines.

Policy LU14.2 Building Orientation. Improve neighborhood character and the pedestrian environment of commercial areas by siting buildings so they interact with the sidewalk and the street, contribute to a sense of human scale, and support ease of accessibility to buildings.

Policy LU14.3 Pedestrian Access and Connections. Provide safe and direct pedestrian entrances from the sidewalk and the street and encourage connections to abutting commercial development. Utilize techniques to increase motorist awareness of pedestrians, such as lighting, raised crosswalks, changes in paving, signage or other devices.

Policy LU14.4 Building Façade. Create and reinforce neighborhood identity and a richer pedestrian environment by incorporating features on the building façade that add visual interest to the environment, architectural elements that add scale and character, and building elements that enhance comfort and security of pedestrians.

Policy LU14.5 On-site Landscaping. Provide landscaped areas with shade trees on-site that complement the character of the built environment, add beauty and visual interest, increase pedestrian comfort, and extend the sense of the public-right-of-way onto the site.

Goal LU17: Quaint, pedestrian-friendly neighborhood commercial districts that serve surrounding neighborhoods and businesses as local gathering places where people can shop and socialize.

Policy LU17.3 Small-Scale Development. Design projects to be compatible in scale and character with surrounding neighborhoods so that they do not

interrupt the community fabric or street grid. Limit buildings to two stories in height in designated neighborhood commercial districts.

Policy LU17.5 Public Amenities. Incorporate outdoor spaces, such as plazas and courtyards that accommodate outdoor dining and other activities. Support sidewalk dining to enhance the pedestrian atmosphere.

The General Plan Amendment and Zone Change to Neighborhood Commercial land uses and the C1-1VL-K zone would be consistent with the aforementioned goals, policies, and programs of the Sylmar Community Plan by developing a neighborhood-serving mixed-use development that incorporates effective transitions, high-quality materials representing the rural character of the Sylmar community, and providing pedestrian-friendly design elements. The proposed general plan designation and zone change would ensure that any future development is compatible with the surrounding residential neighborhood and brings the land use designation and zoning of the property into consistency with the land use designation and zoning of the surrounding residential area.

- b. **Framework Element.** The General Plan Framework is a guide for the City to implement growth and development policies by providing a comprehensive, long-range view of the City of Los Angeles as a whole. It allows for amendments to the community plans which further refine land use boundaries and categories to reflect local conditions, parcel characteristics, existing land uses, and public input. The framework plan denotes the approximate area of the subject site as a "Neighborhood Center," which is identified as a focal point for surrounding residential neighborhoods and containing a diversity of land uses such as restaurants, retail outlets, grocery stores, child care facilities, small professional offices, community meeting rooms, pharmacies, religious facilities and other similar services. Generally, Neighborhood Districts are at a floor area ratio of 1.5:1 or less and characterized by 1- or 2-story buildings, which is consistent with the proposed project.

The Framework further explains how the City should accommodate growth and development by tying in the goals, objectives and policies of other Elements of the Framework. Specifically, the Framework calls for amendments to the community plans which further refine the General Plan to reflect local conditions, "provided (a) that the basic differentiation and relationships among land use districts are maintained, (b) there is no reduction in overall housing capacity, and (c) additional environmental review is conducted in accordance with the California Environmental Quality Act should the impacts of the changes exceed the levels of significance defined and modify the conclusions of the Framework Element's Environmental Impact Report".

The proposed westward extension of the Neighborhood Commercial land use designation use would maintain a similar differentiation and relationship between commercial and lower-scale single-family land uses with a proper separation and buffering between the uses as currently exists today. In addition, it would increase housing capacity and would be compatible with the long-range vision for the area as an integrated Community Center.

Potential environmental impacts from the increased housing capacity have been adequately analyzed in CEQA documentation and mitigated in the conditions of approval. The attached conditions will also ensure that the proposed General Plan Amendment supports the City's goal of creating a more livable city as well as

adhering to the development standards of the Framework Element and Community Plans.

- c. **Mobility Element.** The Mobility Element of the General Plan (Mobility Plan 2035) is likely to be affected by the recommended action herein through the imposition of street dedications and improvements surrounding the project site. Glenoaks Boulevard is designated as an Avenue II under Mobility Plan 2035, dedicated to a half right-of-way width of 40 feet and improved with asphalt roadway and concrete curb, gutters, and a sidewalk. Dedications and improvements have been imposed under the (T) Tentative Classification conditions contained within this staff report.

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

Policy 1.2. Implement a balanced transportation system on all streets, tunnels, and bridges using complete streets principles to ensure the safety and mobility of all users.

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 2.6. Provide safe, convenient, and comfortable local and regional bicycling facilities for people of all types and abilities.

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.

Policy 3.8. Provide bicyclists with convenient, secure and well-maintained bicycle parking facilities.

- d. **Housing Element.** The Project would meet many housing objectives and policies contained in the Housing Element of the Los Angeles General Plan as follows:

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

Objective 2.5: Promote a more equitable distribution of affordable housing opportunities throughout the City.

Policy 2.5.1: Target housing resources, policies and incentives to include affordable housing in residential development, particularly in mixed use development, Transit Oriented Districts and designated Centers.

Policy 2.5.2: Foster the development of new affordable housing units citywide and within each Community Plan area.

In addition to close to the development of community-serving retail space activating Glenoaks Boulevard, the Project would add 8 residential units to an older commercial corridor and provide additional quality rental housing with a mix of traditional apartments and live-work spaces.

- e. **Sewerage Facilities Element.** 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.
3. **Charter Findings – City Charter Sections 555, 556, and 558 (General Plan Amendment).** The proposed General Plan Amendment complies with Sections 555, 556, and 558 in that the plan amendment is consistent with numerous goals, policies and objectives of the Citywide General Plan Framework and the Sylmar Community Plan to provide adequate housing for all economic, age and ethnic segments of the community, to provide additional neighborhood-serving commercial uses, and to develop mixed-use projects along major boulevards.

The subject site is currently underutilized with a residential duplex in disrepair with no natural vegetation. The proposed mixed use project will allow start-up businesses to exist within the two live work units, provide six residential units for families on the second floor, and will create a shopping and dining destination that will have a positive effect on Glenoaks Boulevard within the community of Sylmar. Furthermore, the architectural style of the proposed project will capture the design aesthetic of the Sylmar community to ensure that it creates a physical identity that is consistent with the community.

As stated above, the proposed project is in conformance with the goals, policies, and programs of the Sylmar Community Plan and has been designed with high quality materials and will establish public gathering places both internally and externally. The proposed project incorporates natural materials such as wood and stone to enhance conformity with the rural architectural style of the community. The proposed project will build out the right of way along Glenoaks Boulevard. This will include adding a sidewalk and street trees. Parking is provided along the side and rear of the property. Outdoor seating for a future restaurant will be located along Glenoaks Boulevard. The proposed project is two stories in height which will integrate the project into the community fabric. An enhanced setback through the parking lot and driveway is proposed to increase the setback to the residential property to the north. The project meets the design guidelines by providing high quality materials throughout the project design. This includes but is not limited to, natural wood, stone, enhanced landscaping, and public gathering places.

The proposed project will comply with all zoning standards relevant to the C1-1VL-K zone. This includes, but is not limited to, land use, setbacks, open space, building line requirements, and height requirements. The proposed project includes the construction of six residential apartment units, two live work units, and 3,479 square feet of café/retail space. Furthermore, the project will also dedicate three feet of City right of way to complete the buildout of Glenoaks Boulevard along the project frontage. This includes a public sidewalk that does not currently exist along the frontage. The proposed project is not located within a City designated Specific Plan.

The zone change is also consistent with the neighboring and abutting properties that are zoned C1. Abutting properties to the north and west are zoned RA-1-K and are developed with one-story single-family dwellings. Abutting properties to the east are zoned C1-1XL-K-CPIO and are developed with two-story commercial buildings. Properties to the south,

across Glenoaks, are zoned R1-1 and developed with one-story single-family dwellings, as well as a site zoned PF-1XL-CPIO and developed with an LADWP Substation. Adjacent properties to the north include two large sites zoned PF-1VL-K and developed with the Olive Vista Middle School and Sylmar Elementary School, both public schools serving the area. A zone change from to C1-1VL and the construction of 8 residential units and commercial uses in a two-story development would be compatible with the use and size of existing adjacent developments. Therefore, the project will be in good zoning practice by providing a harmonious density and land use activity for the vicinity.

The project is also convenient in location to several major streets, such as Glenoaks Boulevard, and as an infill project will have adequate access to existing City services and infrastructure. There is a necessity for housing in all income levels and housing types, and the project will create more opportunity for rental housing in the vicinity. Further, the project's design will enhance the built environment and create pedestrian-oriented, neighborhood-serving commercial uses.

Therefore, for the reasons stated above, the general plan amendment and zone and height district changes are beneficial in terms of the public necessity, convenience, general welfare, and good zoning practice, while further consisting with the general plan.

Entitlement Findings

- 4. Zone Change Findings. Pursuant to Section 12.32-C of the Municipal Code, and based on these findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.**

The (T)(Q)C1-1VL-K zone is consistent with the proposed Neighborhood Commercial land use designation, which allows for a corresponding zone of C1. The project is also convenient in location to several major streets, such as Glenoaks Boulevard, and as an infill project will have adequate access to existing City services and infrastructure. There is a necessity for housing in all income levels and housing types, and the project will create more opportunity for rental housing in the vicinity. Further, the project's design will enhance the built environment and create pedestrian-oriented, neighborhood-serving commercial uses.

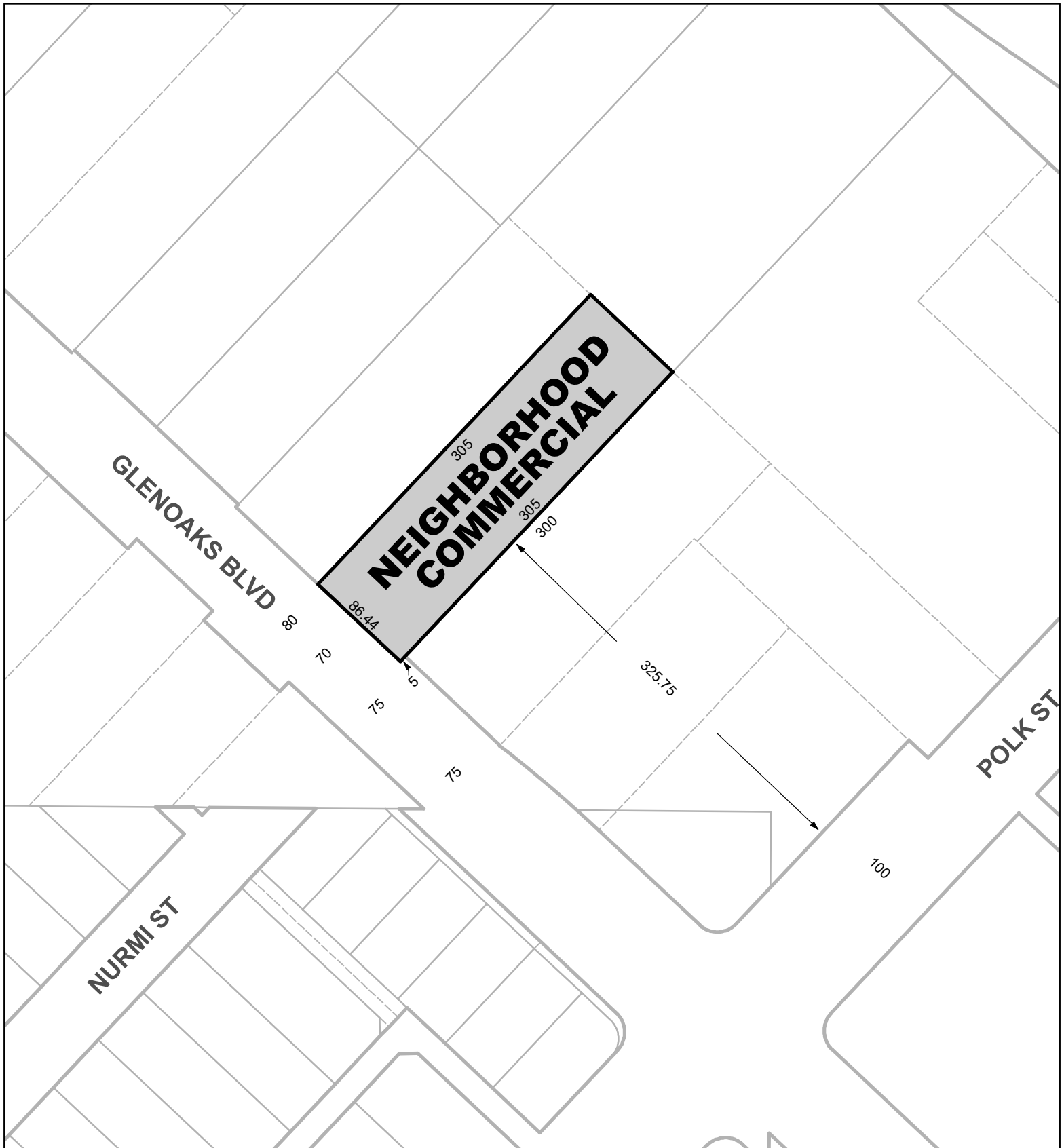
Abutting properties to the north and west are zoned RA-1-K and are developed with one-story single-family dwellings. Abutting properties to the east are zoned C1-1XL-K-CPIO and are developed with two-story commercial buildings. Properties to the south, across Glenoaks, are zoned R1-1 and developed with one-story single-family dwellings, as well as a site zoned PF-1XL-CPIO and developed with an LADWP Substation. Adjacent properties to the north include two large sites zoned PF-1VL-K and developed with the Olive Vista Middle School and Sylmar Elementary School, both public schools serving the area. A zone change from to C1-1VL and the construction of 8 residential units and commercial uses in a two-story development would be compatible with the use and size of existing adjacent developments. Therefore, the zone change is provided as part of public necessity and convenience and in the general welfare of the neighborhood. Furthermore, such zone change will be in good zoning practice by providing a harmonious density and land use activity for the vicinity.

The current action, as recommended, has been made contingent upon compliance with new "T" and "Q" conditions of approval imposed herein for the proposed project. Such limitations are necessary to protect the best interests of and to assure a development more compatible with surrounding properties and the overall pattern of development in the community, to secure an appropriate development in harmony with the General Plan, and

to prevent or mitigate the potential adverse environmental effects of the subject recommended action.

CEQA Findings

A Mitigated Negative Declaration (ENV-2019-6855-MND) was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND, there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Valley Project Planning Section of the Planning Department in Room 430, 6262 North Van Nuys Boulevard. I hereby adopt that the Mitigated Negative Declaration, imposed the conditions shown in that document on this approval.



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Feet

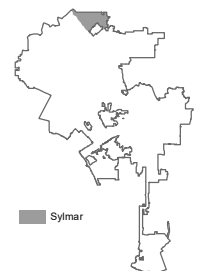
CPC-2019-6854-GPA-ZC-HD

AA/ Cf

SYLMAR

121720

City of Los Angeles



Sylmar

RESOLUTION

WHEREAS, the applicant has requested an application for a Plan Amendment to change the land use designation of the property located at 13104 North Glenoaks Boulevard from Very Low I Residential to Neighborhood Commercial, within the Sylmar Community Plan; and

WHEREAS, the City Planning Commission approved the applicant's Plan Amendment request and recommended adoption by City Council of the Plan Amendment; and

WHEREAS, pursuant to the provisions of the Los Angeles City Charter, the Mayor and the City Planning Commission have transmitted their recommendations; and

WHEREAS, the requested General Plan Amendment is consistent with the intent and purpose of the Sylmar Community Plan to designate land uses in an orderly and unified manner; and

WHEREAS, the requested Zone and Height District Change is consistent with the requested General Plan land use designation; and

WHEREAS, the subject request would provide for a logical and uniform pattern of planned land use development that is compatible with surrounding land use designations of the General Plan; and

WHEREAS, the Plan Amendment and the Zone and Height District Change to (T)(Q)C1-1VL-K for the subject property would allow for the construction of an eight-unit mixed-use building, which is directly adjacent to similar neighborhood-serving commercial uses and would provide an attractive, functional, and well-designed mixed-use building that would contribute to, and extend, vibrant pedestrian uses along Glenoaks Boulevard, consistent with the Community Plan and zoning of surrounding uses; and

WHEREAS, the residential development would support the City's goals for housing development; and

WHEREAS, the subject project has prepared a Mitigated Negative Declaration (ENV-2019-6855-MND) and Mitigation Monitoring Program in accordance with the City's Guidelines for implementation of the California Environmental Quality Act (CEQA);

NOW, THEREFORE, BE IT RESOLVED that the Sylmar Community Plan be amended as shown on the attached General Plan Amendment map.

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