



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: January 14, 2021
Time: After 8:30 a.m.
Place: In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the CPC meeting will be conducted entirely telephonically by Zoom [<https://zoom.us/>].

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

Public Hearing: July 24, 2020
Appeal Status: General Plan Amendment is not appealable. Zone and Height District Changes are appealable only by the applicant to City Council if disapproved in whole or in part.
Expiration Date: In conformity with the Mayor's Tolling of Deadlines Prescribed in the Municipal Code on March 21, 2020, the expiration date is tolled until the end of the Emergency Order
Multiple Approval: Yes

PROJECT LOCATION: 13104 North Glenoaks Boulevard

PROPOSED PROJECT: The Proposed Project is the demolition of an existing single-family dwelling and accessory structures and the construction, use, and maintenance of a 2-story, approximately 43 feet, 8 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. In order to construct the Project, 350 cubic yards of cut, 300 cubic yards of fill, and recompaction to a depth of 6 feet of 4,444 cubic yards is proposed.

REQUESTED ACTION: 1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2019-6855-MND ("Mitigated Negative Declaration"), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;

Case No.: CPC-2019-6854-GPA-ZC-HD
CEQA No.: ENV-2019-6855-MND
Incidental Cases: None
Related Cases: None
Council No.: 7 – Rodriguez
Plan Area: Sylmar
Specific Plan: None
Certified NC: Sylmar
GPLU: Very Low I Residential
Zone: RA-1-K
Applicant: David Rendall, 13104 G1INV Colise LLC
Representative: Mike Ascione, Integrity Property Group LLC

2. Pursuant to Los Angeles City Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code, a **General Plan Amendment** to the Sylmar Community Plan from Very Low I Residential to Neighborhood Commercial; and,
3. Pursuant to Los Angeles Municipal Code Section 12.32 F, a **Zone and Height District** Change from RA-1-K to C1-1VL-K.

RECOMMENDED ACTIONS:

1. **Adopt the Mitigated Negative Declaration** (Case No. ENV-2019-6855-MND) and **Mitigation Monitoring Program**;
2. **Approve the General Plan Amendment** to the Sylmar Community Plan from Very Low I Residential to Neighborhood Commercial; and,
3. **Approve the Zone and Height District** Change from RA-1-K to (T)(Q)C1-1VL-K.

VINCENT P. BERTONI, AICP
Director of Planning

Blake Lamb

Blake Lamb, Principal City Planner

Claudia Rodriguez

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PROJECT ANALYSIS

Project Summary

The Proposed Project is the demolition of an existing single-family dwelling and accessory structures and the construction, use, and maintenance of a 2-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.



FIGURE 1. Project Rendering from Glenoaks Boulevard.

Background

The subject property is an approximately 26,478 square foot, regularly-shaped lot and is currently developed with a single-family dwelling and two accessory buildings proposed for removal as part of this action. Per the applicant, the buildings are currently vacant, with gravel and weedy species covering the surface of the site. The property is located on the north side of N. Glenoaks Boulevard between Polk Street to the east and Tyler Street to the west, within the Sylmar Community Plan area. The subject property has approximately 86 feet of frontage along the east side of N. Glenoaks Boulevard, a designated Boulevard II in the Mobility Plan 2035, and is relatively flat. The subject site is currently developed with a one-story single-family residence, two accessory buildings, and is devoid of any landscape.



FIGURE 2. Project Location.

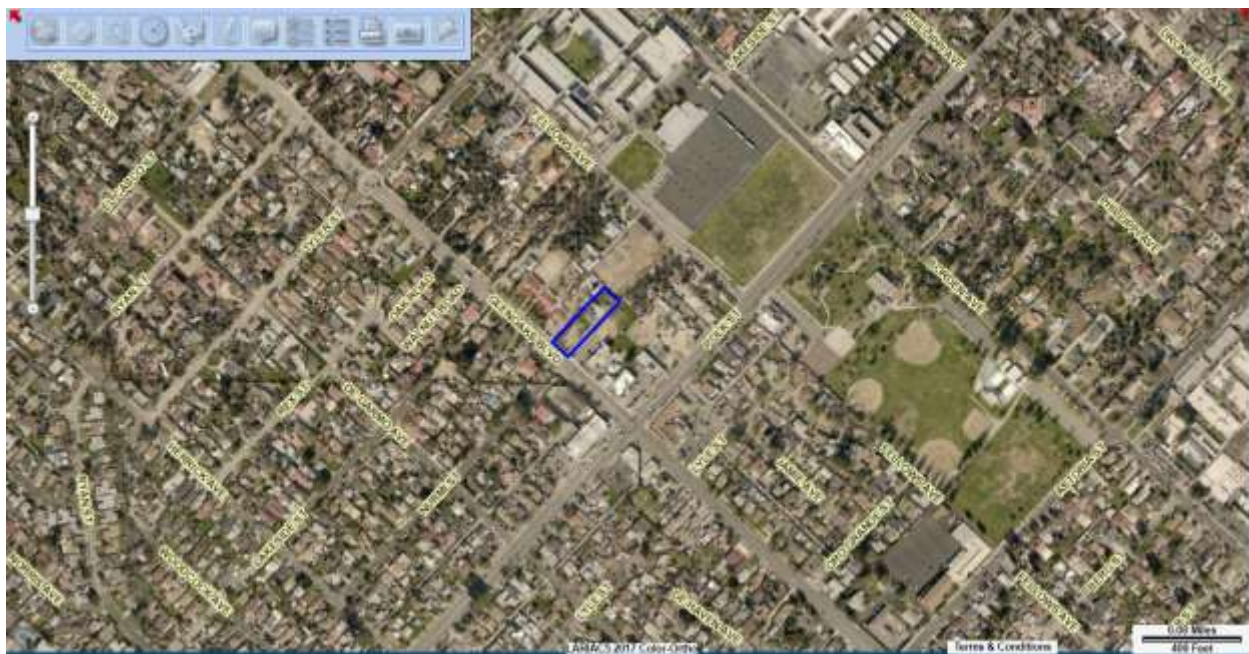


FIGURE 3. Aerial Imagery of the Project Site and Vicinity.

General Plan Land Use Designation and Zoning

The subject property is zoned RA-1-K and designated for Very Low I Residential land use by the Community Plan. The existing RA zone is a one-family agricultural zone that permits suburban uses, including one family dwellings, parks, playgrounds, community centers, truck gardening, accessory living quarters, and home occupations. The “1” height district on the existing RA zone limits buildings and structures to a maximum height of either 33 feet (if the roof slope is less than 25 percent), or 28 feet (if the roof slope is more than 25 percent), and does not limit the number of stories. The lot is also located in whole within an Equine Keeping “K” District. It is important to note that the subject lot will remain in the existing K-District and is subject to equine-keeping regulations. The subject property is not located within any geographic specific plan area.



FIGURE 4. Existing General Plan Land Use Designation.



FIGURE 5. Existing Zoning Designation.

Nearby Properties

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 Boulevard, 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. Further to the north properties are zoned a mix of RA-1-K and RD6-1XL-K and developed with a mix of single-family and multi-family residential uses. To the northeast of the project site is a large site zoned OS-1XL and

developed with the Sylmar Park & Recreation Center and Los Angeles Fire Department Station 91. Properties further to the east, south, and west are primarily zoned R1-1 and developed with single-family residential uses. Other nearby uses are zoned (Q)RD6-1 and RA-1-K and developed with multi-family and single-family residential land uses, respectively.

Environmental Setting

The Zone Information and Map Access System (ZIMAS) shows the subject site located in a geographic area designated under "ZI-2438 Equine Keeping in the City of Los Angeles", which has certain standards for the location of equine keeping uses; no such uses are proposed as part of this project or known to exist on abutting properties based on aerial imagery. The property to the immediate west does have some structures which appear to be stables; however, the habitable areas of the proposed project are located at least 49 feet from these structures which exceeds the minimum 35-foot distancing requirement of the equine-keeping regulations. Further, staff has confirmed with the Department of Animal Services that there are no licensed equines at the adjacent property. The subject site is also located in a geographic area designated under "ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations," which would apply to the current RA zone, but not to the proposed C1 zone. Community Plan Footnote No. 9 states that "new residential development in designated commercial areas should include neighborhood retail and service uses at the first-floor level" which the proposed Project would comply with. The subject property is located within 500 feet of a school (Olive Vista Middle School). It is not located in an Airport Hazard area or a Specific Plan area.

ZIMAS identifies the flood zone hazard for the property as "Outside Flood Zone." The site is also located within an Urban Agriculture Incentive Zone; however, the proposed Project does not involve a contract to use vacant property for agricultural purposes in exchange for reduced property taxes. The site is also within a High Wind Velocity area; however, construction of the proposed two-story structure will not pose any significant hazard relative to wind. The site is located within the Sierra Madre Fault Zone; however, it is not within the Alquist-Priolo Fault Zone. The site is not located within a Special Grading Area, is not within an area prone to Liquefaction, or an area identified as being subject to Landslides, and it is not within a Tsunami Inundation Area, a Methane Hazard Area, or a Very High Fire Hazard Severity Zone. Fire protection service is provided by Valley Bureau, Battalion 12, Fire Station 91 of the Los Angeles Fire Department. Police protection service is provided by the Valley Bureau, Mission Station (Reporting District 1902) of the Los Angeles Police Department.

Circulation

North Glenoaks Boulevard is dedicated to a width of 80 feet and is improved with a curb and gutter (no sidewalk or parkway) along the frontage of the subject property. The Bureau of Engineering has recommended dedication of 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. Recommended improvements include removal of the existing asphalt berm and construction of a 28-foot wide half roadway with suitable surfacing, integral concrete curb, 2-foot gutter and a 15-foot full-width concrete sidewalk. The dedication and improvement recommendations have been incorporated as "T" Conditions required to effectuate the zone change.

Related Cases

On Site

None.

Nearby Properties

Case No. APCNV-2004-3194-ZC: On October 27, 2005 the North Valley Area Planning Commission approved a Zone Change from R1-1 to (T)(Q)RD6-1 in conjunction with a subdivision project located at 13159 N. Glenoaks.

Case No. CPC-1990-437-GPA-ZC: On October 23, 1990, the City Planning Commission approved a General Plan Amendment and Zone Change from Low I Residential and Neighborhood Commercial and RA-1 and C2-1 to Neighborhood Commercial and [T][Q]C2-1 for a property located at 13070 N. Glenoaks.

Case No. CPC-1985-86-ZC: On July 15, 1985, the City Planning Commission approved a Zone Change from RA-1 to (T)RS-1 for a property located at 13060 N. Glenoaks.

Public Hearing

A public hearing was conducted by the Hearing Officer on July 24, 2020 at 2:00 p.m. as a virtual meeting over phone and Zoom. The hearing was attended by neighborhood residents, and the applicant's representatives. Approximately three people attended the hearing. No members of the public spoke on the project. No written communications were received by staff prior or subsequent to the hearing. Further details are noted under Public Hearing and Communication section of this report.

Professional Volunteer Program (PVP)

The proposed project was reviewed by the Department of City Planning's Urban Design Studio - Professional Volunteer Program (PVP) on March 13, 2020. The panelists made positive comments about the overall design of the building with minor comments related to the use of specific materials.

Conclusion

Based on the information submitted, the surrounding uses, input from the public hearing, and good planning and zoning practices, the Department of City Planning recommends that the City Planning Commission approve the requested entitlements. The proposed project 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. As conditioned, the infill development will be desirable by replacing an underutilized site with a mixed use development and market-rate in proximity to a major thoroughfare in the Sylmar Community that positively contributes to the development of this commercial corner through both a desirable mix of uses and attractive urban design.

(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.

PUBLIC HEARING AND COMMUNICATIONS

A public hearing was conducted by the Hearing Officer on July 24, 2020 at 2:00 p.m. as a virtual meeting over phone and Zoom. The hearing was attended by neighborhood residents, and the applicant's representatives. Approximately three people attended the hearing. No neighborhood residents spoke on the project and no written communications were received by staff prior or subsequent to the hearing in relation to the project.

Summary of Public Hearing Testimony

Applicant's Presentation

Applicant's Representative – Mike Ascione

- Just north of Polk and Glenoaks, restaurant to the southeast
- Vacant residential lot to the north
- Power substation across the street
- Vacant house constructed in 1949
- Right of way dedication
- Neighboring property to the northwest is a single family home
- Proposal is a re-zoning and GPA to be consistent with property to the south
- 2 story, just over 13k sf mixed use building
- Intended for campus feeling
- Front of property is restaurant/café with outdoor dining and fireplace to create sense of place
- Commercial retail with tenants TBD
- Spaces are intended to be flexible
- 6 units on 2nd floor
- 2 live work units to the rear
- Intention is to help incubate new businesses with office space on ground floor with independent living space on 2nd floor
- Several common space areas
- 23 parking required; 25 provided
- Over 2000 sf of open space and 2500 sf of landscaping; both above code
- Providing bike parking spaces
- 702 sf tree court between live work units
- 2BR/2BA in front, 5 1BR/1BA units; idea is for affordable rents
- Transitional height – wanted to have a pitched roof which required a height district to allow
- Elevator is a design feature
- Flat roof and 30 feet setback to provide buffer to adjacent residential uses
- 25 feet in transitional height zone, 33 feet after
- Open Space
 - o Open fire pits; intent is to break up the space based on the user
 - o Didn't want to separate the spaces out and make them available for all users
 - o Courts are intended as multi-user spaces
 - o Perimeter fence to allow for potential future alcohol uses
 - o Rear setback to create privacy space and may evolve into a future dog run or other amenity
- Transportation
 - o Want to attract multi-modal users, hence short term and long term bike parking
 - o Parking would be available to all
 - o Broken down for residential spaces and commercial spaces; leave as first-come first-served

- Parallel spaces along the west side serve as a buffer to the adjacent residential uses in addition to the drive aisle
- Outreach
 - Met with Sylmar town council early in the process
 - Rural heritage is important and resulted in the incorporation of natural materials
 - Idea of more services was important
 - Outdoor open space was important
 - Will be returning to the council with more complete renderings
 - Have worked with Council Office planning staff
 - Mixed-use nature was important

Exhibit A1 – Vicinity Map (required)

Vicinity Map

13104 Glenoaks Blvd

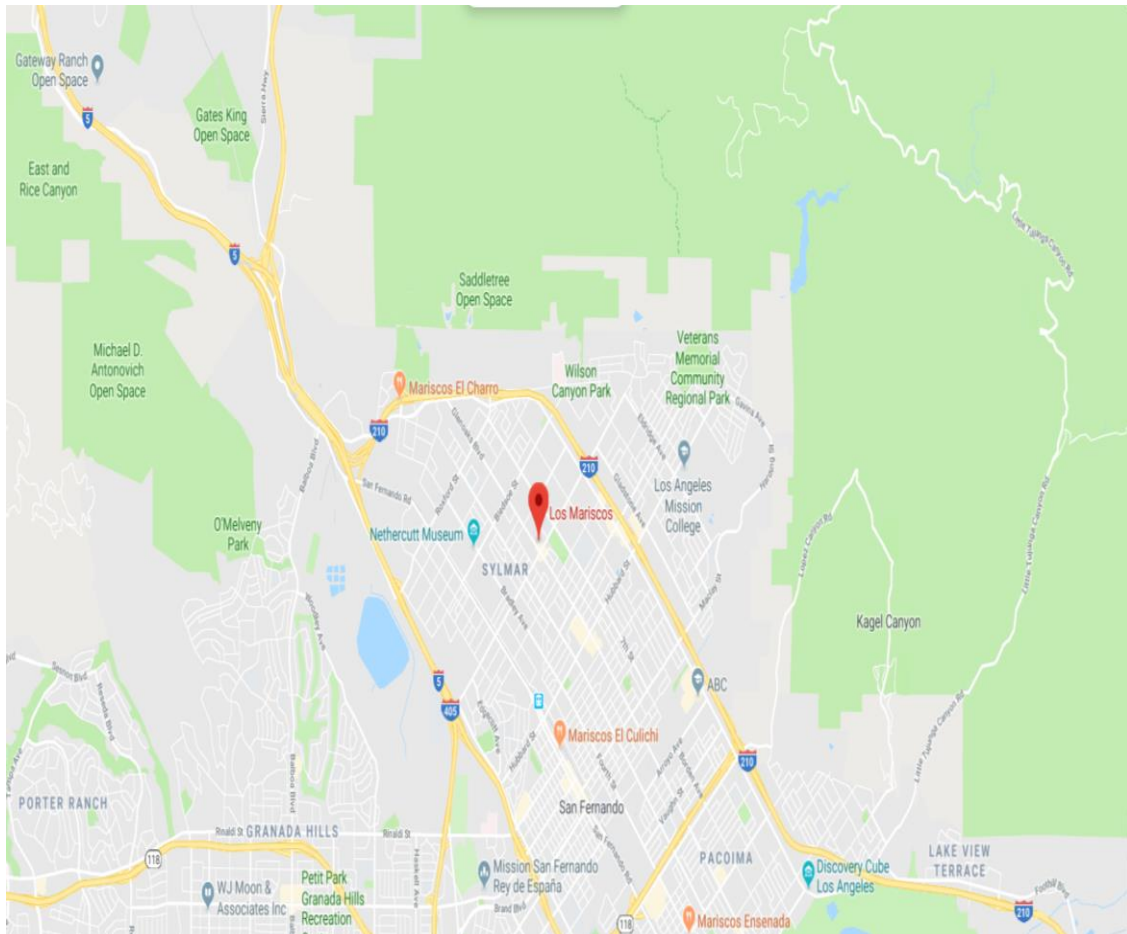
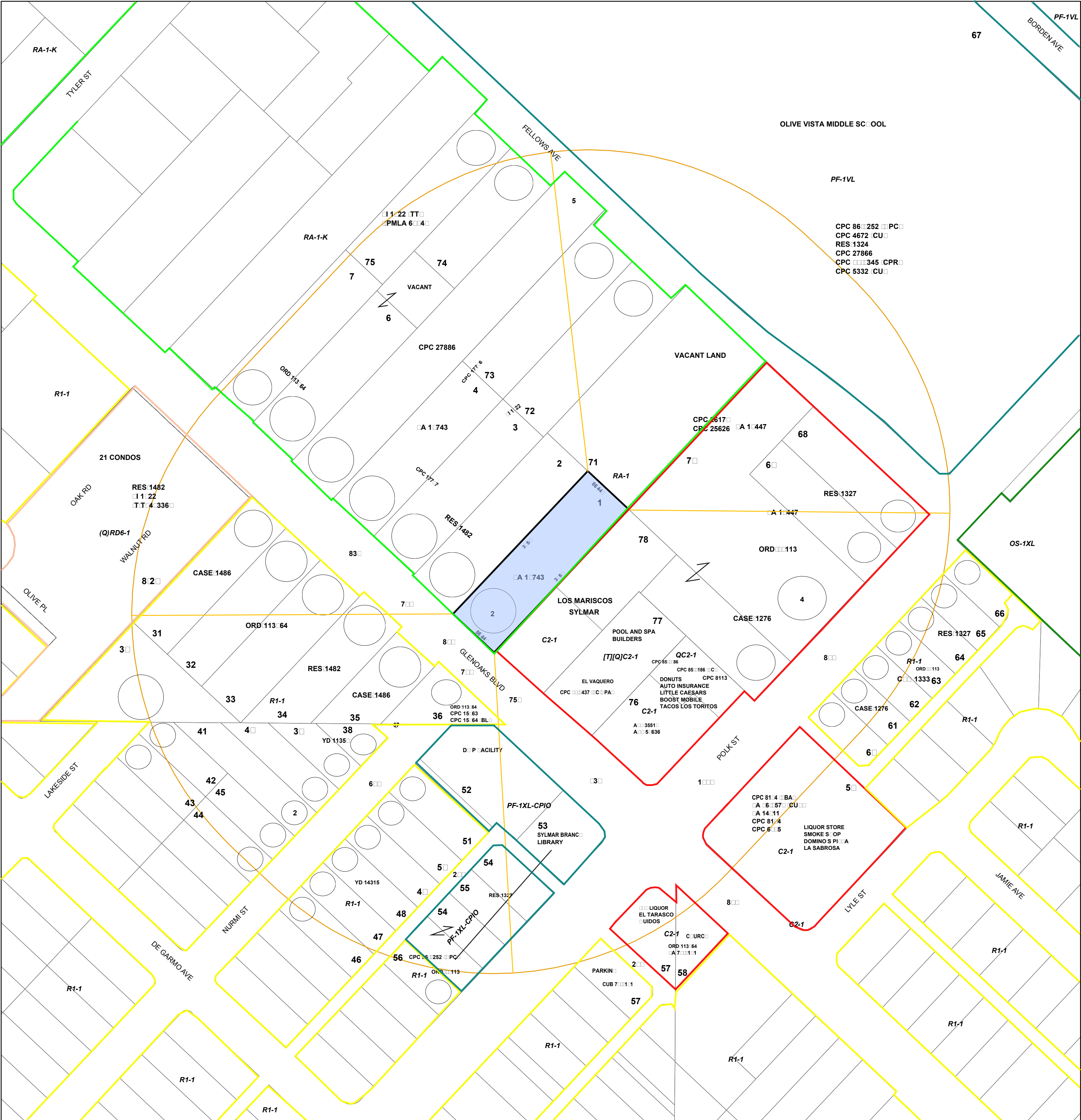


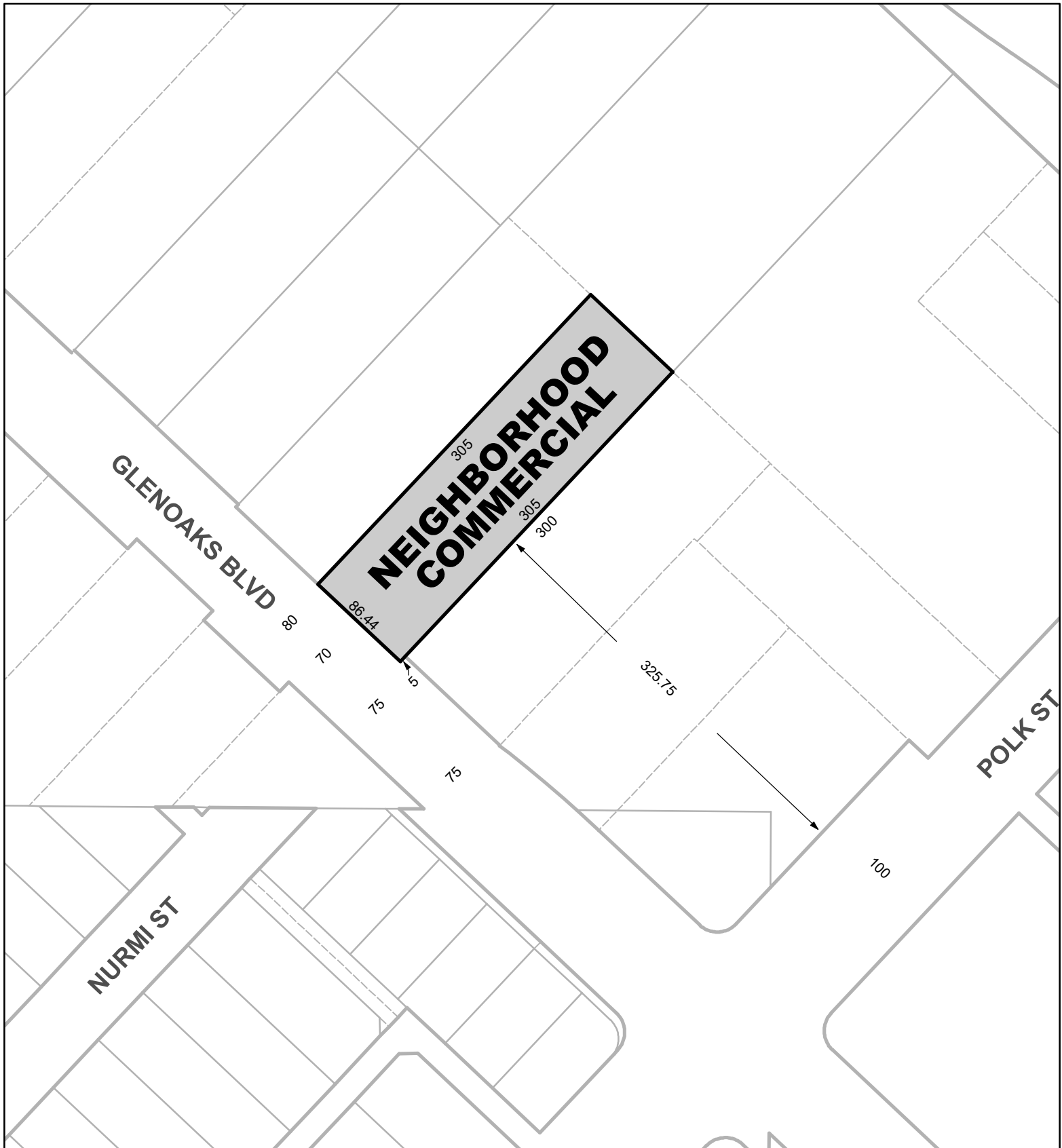
Exhibit A2 – Radius Map (required)



ONE CANE RA1-K TO C1-1 LK

<p>PROJECT ADDRESS 1314 GLENOAKS BLVD SYLMAR CA 91342 NET AREA 6.2</p> <p>CENTERPOINT RADIUS MAPS 263 OLIVE AVE 9113 BURBANK CA 9152 818 225 541 centerpoint radius maps centerpoint radius maps DRAWN BY BOONE DATE 8/5/21</p>	<p>TOMAS BROTHERS PA 481 RID 4</p> <p>LEGAL LOT 7</p> <p>TRACT LOS ANGELES OLIVE ROERS ASSOCIATION LANDS</p> <p>M 53 27</p> <p>BLOCK 122</p> <p>MAP SHEET 222B14</p>	<p>SCALE 1" = 100'</p> <p>CD 7</p> <p>CT 164 5</p> <p>PA SYLMAR</p> <p>USES FIELD</p> <p>CASE</p>
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Exhibit A3 –Requested General Plan Land Use Map



0 100 200
Feet

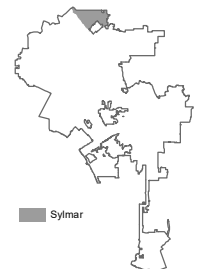
CPC-2019-6854-GPA-ZC-HD

AA/ Cf

SYLMAR

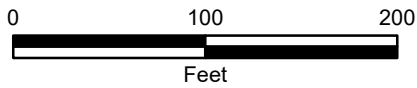
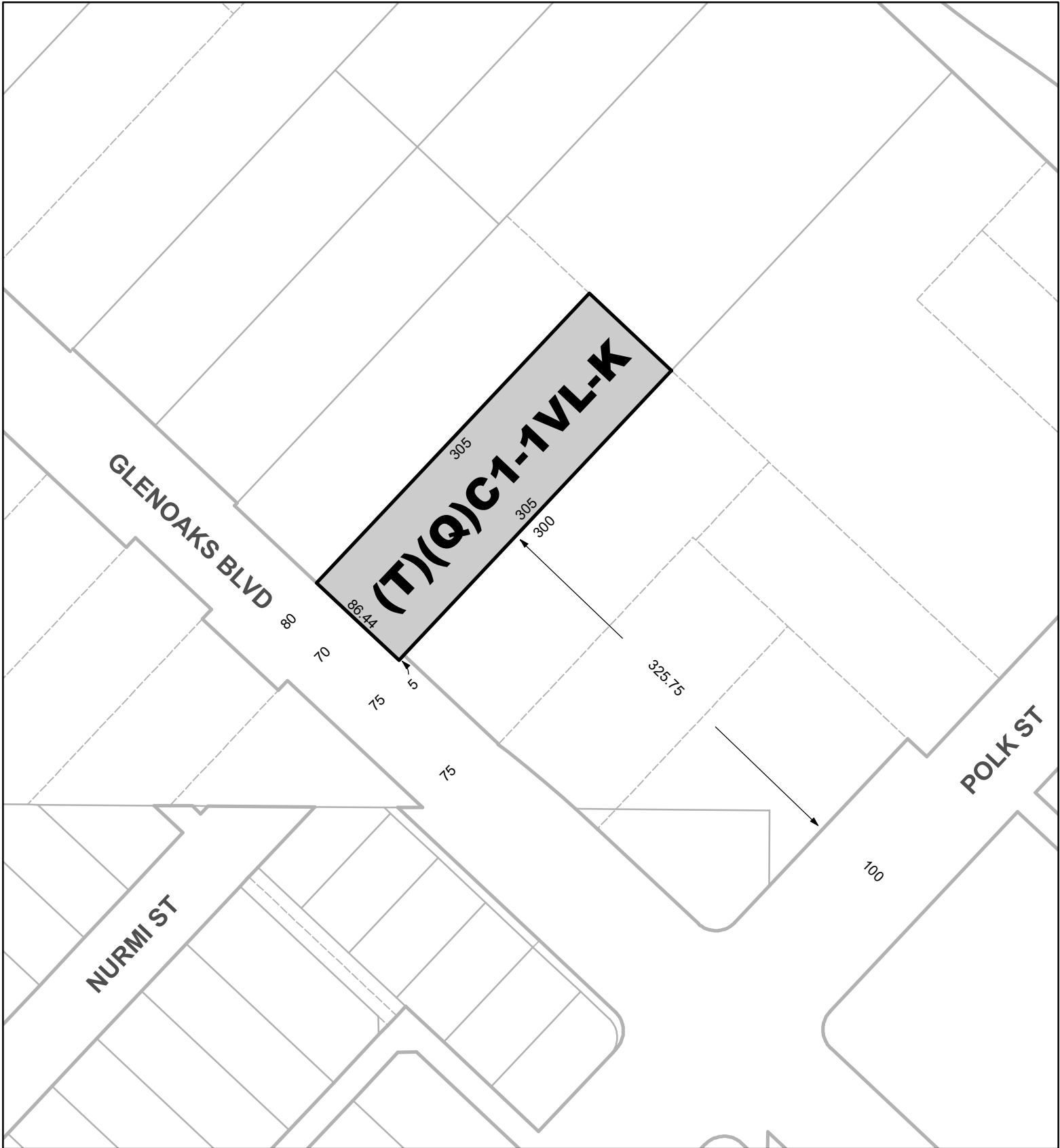
121720

City of Los Angeles



Sylmar

Exhibit A4 –Requested Zoning Map



CPC-2019-6854-GPA-ZC-HD

AA/Cf

121720

City of Los Angeles

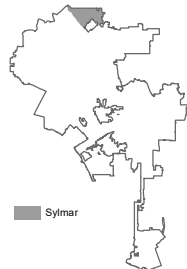


Exhibit B - Plans

<h1 style="margin: 0;">COMMERCIAL PROJECT</h1> <p style="margin: 0;">MIXED USE COMMERCIAL AND LIVE / WORK</p> <p style="margin: 0;">13104 GLENOAKS BLVD.</p> <p style="margin: 0;">SYLMAR, CA 91342</p>		
<p style="margin: 0;">REVISED ENTITLEMENT PACKAGE, 03.31.20</p>		
<p>PROJECT DESCRIPTION:</p>	<p>BUILDING INFORMATION:</p>	<p>APPLICABLE CODES:</p>
<p>2 STORY, MIXED USE COMMERCIAL + LIVE / WORK PROJECT</p> <p>THE PROJECT CAN BE DESCRIBED AS HAVING 2-STORY BUILDINGS OVER PARKING AND COMMERCIAL RETAIL / CAFE USES. THE BUILDING THAT FRONTS GLENOAKS BLVD. HAS RESIDENTIAL USES OVER RETAIL.</p> <p>THE TWO LIVE / WORK BUILDINGS ARE LOCATED AT THE REAR OF THE SITE. EACH UNIT IS A 2-STORY 1-BEDROOM UNIT. PARKING IS PROVIDED ON SURFACE LOTS AND WITHIN THE TUCK-UNDER GARAGE.</p> <p>OUTDOOR COMMON AREA IS PROVIDED IN THE FRONT & REAR OF THE PROPERTY.</p>	<p>BUILDING INFORMATION</p> <p>NUMBER OF STORIES: 2</p> <p>TYPE OF CONSTRUCTION: TYPE V-B</p> <p>USE: MIXED USE COMMERCIAL OVER COMMON GARAGE, FULLY SPRINKLERED</p> <p>OCCUPANCY: R2, M, AND S2 OCCUPANCIES</p> <p>LOT AREA: 26,092.16 SF (AFTER DEDICATION)</p> <p>LOT COVERAGE: 10,821 SF; 41% LOT COVERAGE</p> <p>BUILDABLE AREA (WITHIN SETBACKS): 20,014.77 SF</p> <p>PROPOSED FAR: 13,135 SF</p>	<p>PROJECT SHALL COMPLY WITH:</p> <p>2017 CALIFORNIA BUILDING CODE</p> <p>2017 CALIFORNIA GREEN BUILDING CODE</p> <p>2017 CALIFORNIA ELECTRICAL CODE</p> <p>2017 CALIFORNIA PLUMBING CODE</p> <p>2017 CALIFORNIA MECHANICAL CODE</p> <p>2017 TITLE 24 ENERGY COMPLIANCE</p>

PROJECT DATA:

CLIENT CONTACT
DAVID RENDALL
13104 G1INV COLISE, LLC.
27720 DICKASON DRIVE
VALENCIA, CA 91355
661.702.4550

PROJECT ADDRESS
13104 GLENOAKS BLVD.
SYLMAR, CA 91342

ASSESSOR PARCEL NO.
(APN): 2505-024-012

LEGAL DESCRIPTION
LOS ANGELES OLIVE GROWERS
ASSOCIATION LANDS SE 1/2 OF SE 1/2
OF SW 1/2 EX OF ST OF LOT 7 BLK 122

[illegible]

PROJECT TEAM:	
ARCHITECT WORKSHOP DESIGN COLLECTIVE, INC. 1010 SYCAMORE AVENUE, 208 SOUTH PASADENA, CA 91030 C. 310-874-5214 CONTACT: DWIGHT BOND, AIA	STRUCTURAL ENGINEER T.B.D.
CIVIL ENGINEER SOUTHLAND CIVIL ENGINEERING & SURVEY, LLP 87 N. RAYMOND, STE. 300 PASADENA, CA 91103 D. 626-486-2555 x204 CONTACT: LARRY MAR	M.E.P. ENGINEER T.B.D.
LANDUSE CONSULTANT INTEGRITY PROPERTY GROUP 25876 THE OLD ROAD, STE. 200 STEPHENSON RANCH, CA 99381 C. 661-231-5794 CONTACT: MIKE ASCIONE	LANDSCAPE ARCHITECT T.B.D.
	ENVIRONMENTAL GRAPHICS T.B.D.
	WATERPROOFING CONSULTANT T.B.D.

<p>2 STORY, MIXED USE COMMERCIAL + LIVE / WORK PROJECT</p> <p>THE PROJECT CAN BE DESCRIBED AS HAVING 2-STORY BUILDINGS OVER PARKING AND COMMERCIAL RETAIL / CAFE USES. THE BUILDING THAT FRONTS GLENOAKS BLVD. HAS RESIDENTIAL USES OVER RETAIL.</p> <p>THE TWO LIVE / WORK BUILDINGS ARE LOCATED AT THE REAR OF THE SITE. EACH UNIT IS A 2-STORY 1-BEDROOM UNIT. PARKING IS PROVIDED ON SURFACE LOTS AND WITHIN THE TUCK-UNDER GARAGE.</p> <p>OUTDOOR COMMON AREA IS PROVIDED IN THE FRONT & REAR OF THE PROPERTY.</p>	<p>BUILDING INFORMATION</p> <p>NUMBER OF STORIES: 2</p> <p>TYPE OF CONSTRUCTION: TYPE V-B</p> <p>USE: MIXED USE COMMERCIAL OVER COMMON GARAGE, FULLY SPRINKLERED</p> <p>OCCUPANCY: R2, M, AND S2 OCCUPANCIES</p> <p>LOT AREA: 26,092.16 SF (AFTER DEDICATION)</p> <p>LOT COVERAGE: 10,821 SF; 41% LOT COVERAGE</p> <p>BUILDABLE AREA (WITHIN SETBACKS): 20,014.77 SF</p> <p>PROPOSED FAR: 13,135 SF</p>	<p>PROJECT SHALL COMPLY WITH:</p> <p>2017 CALIFORNIA BUILDING CODE</p> <p>2017 CALIFORNIA GREEN BUILDING CODE</p> <p>2017 CALIFORNIA ELECTRICAL CODE</p> <p>2017 CALIFORNIA PLUMBING CODE</p> <p>2017 CALIFORNIA MECHANICAL CODE</p> <p>2017 TITLE 24 ENERGY COMPLIANCE</p>
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A. GENERAL NOTES	B. PERMITS AND REGULATIONS	F. CLEANING BUILDING AND PREMISES
<p>1. INTERPRETATION OF DRAWINGS AND DOCUMENTS: EACH CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE PROJECT SITE BEFORE EXECUTING ANY WORK AND SHALL NOTIFY THE OWNER AND THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING. THE ARCHITECT SHALL BE NOTIFIED OF ANY UNUSUAL OR UNFORESEEN CONDITIONS OR SITUATIONS WHICH MAY AFFECT THE STRUCTURAL INTEGRITY OR SAFETY OF THE PROJECT.</p> <p>2. ADHERENCE TO PLANS: STRICT ADHERENCE TO THE CONSTRUCTION DOCUMENTS MUST BE MAINTAINED. NO CHANGES SHALL BE MADE IN THE PROJECT WHICH DEVIATE FROM THE PLANS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE OWNER AND ARCHITECT.</p> <p>3. WORKING DRAWING: FIGURED DIMENSIONS AND DETAILED DRAWINGS SHALL BE FOLLOWED IN PREFERENCE TO SCALE MEASUREMENTS. IN CASE OF ANY DOUBT ON THE PART OF THE CONTRACTOR AS TO THE EXACT MEANING OF THE DRAWINGS AND THESE SPECIFICATIONS, HE SHALL APPLY TO THE ARCHITECT FOR AN INTERPRETATION BEFORE PROCEEDING WITH HIS WORK.</p>	<p>1. EACH CONTRACTOR SHALL PAY FOR AND OBTAIN ALL PERMITS REQUIRED BY LOCAL AUTHORITIES BEFORE PROCEEDING WITH HIS RESPECTIVE INSTALLATION AND SHALL ARRANGE AND PAY FOR ANY INSPECTIONS AND EXAMINATIONS REQUIRED BY THOSE AUTHORITIES.</p> <p>2. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE CURRENT EDITION OF THE APPLICABLE BUILDING CODE, AND LAWS, ORDINANCES AND REGULATIONS OF ALL GOVERNMENTAL BODIES WITH JURISDICTION OVER THE PROJECT.</p> <p>3. IF THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE WITH ANY FEDERAL, STATE AND LOCAL OR MUNICIPAL LAW, ORDINANCE, RULES OR DEPARTMENTAL REGULATIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THAT WORK. IF ANY OF THE CONTRACTOR'S WORK SHALL BE DONE CONTRARY THERETO WITHOUT SUCH NOTICE HE SHALL BEAR ALL COST ARISING THEREFROM.</p>	<p>1. PRIOR TO THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE EXTERIOR AND INTERIOR OF THE BUILDING, INCLUDING FIXTURES, EQUIPMENT, FLOORS AND HARDWARE, REMOVING ALL PLASTER SPOTS. STAINS, PAINT SPOTS AND ACCUMULATED DUST AND DIRT. THIS SHALL INCLUDE THOROUGH CLEANING OF ALL ROOFS, WINDOW SILLS AND LEDGES, HORIZONTAL PROJECTIONS, STEPS, RAILS, SIDEWALKS OR OTHER SURFACES WHERE DEBRIS MAY HAVE COLLECTED. WASH AND POLISH ALL GLASS.</p>
	C. PROTECTION OF WORK & PROPERTY	G. GUARANTEES
<p>4. SHOP DRAWINGS: CONTRACTOR SHALL SUBMIT COPIES OF ALL SHOP DRAWINGS FOR REVIEW BY ARCHITECT PRIOR TO CONTRACTOR'S APPROVAL FOR CONSTRUCTION.</p> <p>5. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING REQUIRED TO PROTECT PERSONNEL AND ADJACENT PROPERTY AND TO INSURE SAFETY OF THE PROJECT WORK.</p> <p>6. WHEREVER IN THESE DRAWINGS ANY MATERIAL OR PROCESS IS INDICATED, IT IS FOR THE PURPOSE OF FACILITATING DESCRIPTION OF THE MATERIAL OR PROCESS DESIRED. THE CONTRACTOR MAY OFFER ANY MATERIAL OR PROCESS WHICH SHALL BE DEEMED EQUIVALENT BY THE ENGINEER AND THE ARCHITECT TO THAT MATERIAL OR PROCESS INDICATED OR SPECIFIED.</p>	<p>1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL VIOLATIONS OF CITY ORDINANCES AND STATE LAWS INVOLVED IN THE PERFORMANCE OF HIS WORK. HE SHALL PROVIDE, DURING THE PROGRESS OF HIS WORK, EVERY AND ALL SAFEGUARDS AND PROTECTION AGAINST ACCIDENTS, INJURY AND DAMAGE TO PERSONS AND PROPERTY INCLUDING ADJOINING PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK AND EVERY PART THEREOF, AND FOR ALL MATERIALS, TOOLS, APPLIANCES AND PROPERTY OF EVERY DESCRIPTION USED IN CONNECTION THEREWITH.</p>	<p>1. EXCEPT AS OTHERWISE SPECIFIED, ALL WORK SHALL BE GUARANTEED IN WRITING BY THE CONTRACTOR AGAINST DEFECTS RESULTING FROM DEFECTIVE MATERIALS, POOR WORKMANSHIP OR FAULTY EQUIPMENT, FOR A PERIOD OF ONE YEAR FROM THE DATE OF FILING THE NOTICE OF COMPLETION AND THE ACCEPTANCE OF THE BUILDING BY THE OWNER. IF WITHIN THE GUARANTEE PERIOD CORRECTION OF FAULTY MATERIALS OR WORKMANSHIP IS NECESSARY IN THE OPINION OF THE OWNER, THE CONTRACTOR SHALL PROMPTLY, UPON RECEIPT OF NOTICE FROM THE OWNER AND WITHOUT EXPENSE TO THE OWNER, CORRECT FAULTY MATERIALS OR WORKMANSHIP.</p>
	D. SUPERVISION	H. VERIFICATION OF UNDERGROUND UTILITY IMPROVEMENTS
<p>7. UNLESS OTHERWISE SPECIFIED, ALL MATERIALS SHALL BE NEW AND BOTH WORKMANSHIP AND MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS. THE CONTRACTOR SHALL, IF REQUIRED, FURNISH SATISFACTORY EVIDENCE OF THE KIND AND QUALITY OF MATERIALS.</p> <p>8. IT SHALL BE THE DUTY OF THE GENERAL CONTRACTOR TO SEE THAT ALL SUB-CONTRACTORS ARE FULLY INFORMED IN REGARD TO THE GENERAL CONDITIONS AND PRELIMINARY SPECIFICATIONS.</p>	<p>1. THE CONTRACTOR SHALL GIVE PERSONAL SUPERVISION TO THE WORK, USING HIS BEST SKILL AND ATTENTION, AND SHALL KEEP A COMPETENT FOREMAN AND NECESSARY ASSISTANTS CONSTANTLY ON THE SITE. THE FOREMAN SHALL BE THE PERSONAL REPRESENTATIVE OF THE CONTRACTOR AND ALL DIRECTIONS GIVEN BY HIM SHALL BE AS BINDING AS IF GIVEN BY THE CONTRACTOR. COMMUNICATION DELIVERED TO THE FOREMAN BY THE ARCHITECT SHALL BE AS BINDING AS IF DELIVERED TO THE CONTRACTOR.</p>	<p>1. WHEN APPLICABLE THE GENERAL CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT DRAWING LOCATING AND DESCRIBING ALL UNDERGROUND UTILITIES LOCATED ON THE SITE, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: GAS LINES, WATER LINES, SANITARY SEWERS, TELEPHONE LINES, AND ELECTRIC LINES.</p>
	E. DAMAGES IN THE WORK	I. TRANSPORTATION OF EXCAVATED MATERIAL
	<p>1. THE OWNER, WITHOUT INVALIDATING THE CONTRACT, MAY ALTER BY ADDING TO OR DEDUCTING FROM THE WORK COVERED IN THE CONTRACT. ALL SUCH WORK SHALL BE EXECUTED UNDER THE CONDITIONS OF THE ORIGINAL CONTRACT EXCEPT THAT NO EXTRA WORK OR CHANGES SHALL BE DONE WITHOUT WRITTEN ORDER FROM THE ARCHITECT. SUCH ORDERS SHALL COVER THE AGREED PRICE AND TERMS OF EXTRA WORK OF CHANGES, IF WORK IS TO BE OMITTED, THEN PROPER CREDIT FOR SUCH OMITTED WORK SHALL BE GIVEN THE OWNER.</p>	<p>1. WHEN APPLICABLE, THE CONTRACTOR SHALL TRANSPORT ALL EXCAVATED MATERIAL NOT REQUIRED FOR RE-COMPACTION TO AN APPROVED LANDFILL. SITE OUTSIDE THE COASTAL ZONE. PROVIDE TRIP TICKETS FOR ALL EXCAVATED MATERIAL REMOVED FROM THE PROJECT.</p>

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W•R•K•S•H•P

GRAPHIC SYMBOLS

GRAPHIC SYMBOLS:

NORTH ARROW (DARK LINE INDICATES NORTH)

MATCH LINE
SEE x/Ax.xx

MATCH LINE INDICATOR (SHADED PORTION IS SIDE OF LINE CONSIDERED)

ELEVATION DRAWING NUMBER
SHEET NUMBER

BUILDING ELEVATION

SECTION DRAWING NUMBER
SHEET NUMBER

BUILDING SECTION

DETAIL DRAWING NUMBER
SHEET NUMBER

DETAIL SECTION

BUILDING COMPONENT
BUILDING COMPONENT DESCRIPTION

MATERIAL CALLOUT

DETAIL IDENTIFICATION

DETAIL / ENLARGED PLAN REFERENCE

SHEET NUMBER

GRID LINE OR COLUMN IDENTIFICATION

DATUM POINT OR ELEVATION MARK

HEIGHT INDICATION

LEVEL LINE AND CONTROL POINT INDICATOR

FLOOR/LEVEL INDICATION

EXISTING SPOT ELEVATION

NEW FINISH ELEVATION

NEW SPOT ELEVATION

KEY NOTE IDENTIFICATION

FINISH MATERIAL CALL OUT

WALL OR PARTITION TYPE

SCOPE OF REVISION

ADDENDUM

PLAN CHANGE (REVISION NUMBER)

ALIGN

STOREFRONT NUMBER

WINDOW NUMBER

FINISH CONC. SLAB ELEVATION / FIN CEILING ELEVATION

THERMOSTAT

DOOR TYPE

PARTITION WHERE OCCURS TYPICAL DIMENSION TO DOOR, UNLESS OTHERWISE NOTED

ROOM NAME

ROOM NUMBER

SLAB STEP IN ELEVATION

BREAK LINE INDICATOR

PATH OF TRAVEL FOR EXITING

TRENCH DRAIN

RECESSED WALL FIRE EXTINGUISHER CABINET

INTERIOR FLOOR DRAIN

EXTERIOR DECK DRAIN

RECESSED WALL HOSE BIB

RECESSED WALL FIRE HOSE CABINET

SITE SYMBOLS:

GAS METER, TYPICAL

WATER METER, TYPICAL

WATER BACK-FLOW PREVENTER, TYPICAL

EXTERIOR LIGHTING BOLLARD

FIRE HYDRANT (N) OR (E)

MAN HOLE COVER (N) OR (E)

STREET LIGHT STANDARD (N) OR (E)

PARKING LOT LIGHT STANDARD

PROPERTY LINE

EXITING AND PATH OF TRAVEL - BUILDING

FIRE DEPARTMENT CONNECTION POINT

ON GRADE ELECTRICAL TRANSFORMER AND PAD

HANDICAP PARKING SYMBOL

VEHICLE DIRECTION PATH

ADA PATH OF TRAVEL STRIPING

DISCIPLINE IDENTIFICATION INDEX:

A	ARCHITECTURAL
C	CIVIL
E	ELECTRICAL
FP	FIRE PROTECTION (DESIGN-BUILD)
L	LANDSCAPE/PLANTING/IRRIGATION
M	MECHANICAL/HVAC
P	PLUMBING
S	STRUCTURAL
SH	SHORING
VT	ELEVATOR

TEXT SYMBOLS:

&	AND
∠	ANGLE
@	AT
x	BY
CL	CENTERLINE
+/-	PLUS AND MINUS
ℓ	FLOW LINE
#	NUMBER, POUND
/	PER
⊥	PERPENDICULAR
△	PITCH, SLOPE
∅	ROUND, DIAMETER
′	FOOT
″	INCH

CEILING / WALL SYMBOLS:

ACOUSTICAL TILE CEILING GRID

SUPPLY DIFFUSER OR GRILLE

EXHAUST FAN WITH LIGHT COMBO

LINEAR DIFFUSER/ RETURN

RETURN AIR GRILL

LINEAR FLUORESCENT WALL MOUNTED LIGHT FIXTURE

FLUORESCENT LIGHT FIXTURE

CEILING MOUNT LIGHT FIXTURE

DECORATIVE PENDANT LIGHT FIXTURE

RECESSED DOWNLIGHT

WALL-WASHER

WALL MOUNTED LIGHT FIXTURE (i.e. SCONCE)

TRACK LIGHTING REFER TO PLAN FOR NUMBER OF SPOT LIGHTS

ILLUMINATED EXIT SIGN WITH DIRECTIONAL ARROWS

SMOKE OR HEAT DETECTOR

SPRINKLER HEAD

ACCESS PANEL

SPEAKER

FIRE ALARM DEVICE

FLUORESCENT STRIP LIGHT

EXTERIOR WALL MOUNTED LIGHT FIXTURE

MECHANICAL DUCT THROUGH CEILING/FLOOR ASSEMBLY

LIGHT SWITCH 3: WAY

DIMMER SWITCH

DUPLEX RECEPTACLE OUTLET

QUAD RECEPTACLE OUTLET

TELE/DATA OUTLET

TELEPHONE OUTLET

WALL J-BOX

FLOOR MOUNTED QUAD RECEPTACLE OUTLET

FLOOR MOUNTED TELE/DATA OUTLET

FLOOR MOUNTED FURNITURE POWER FEED

HARDWIRE FLOOR J-BOX

WALL MOUNTED FIRE STROBE

STAIR MOUNTED STEP LIGHT (SITE LIGHTING PLAN ONLY)

OVER HEAD WATER CURTAIN

DROPPED SOFFIT

FINISH CEILING ELEVATION

MATERIAL INDICATIONS:

ACOUSTICAL TILE

ASPHALT PAVING

BRICK

CARPET

CERAMIC TILE

CONCRETE IN SECTION

CONCRETE MASONRY UNIT

EARTH, SOIL

FERROUS METAL

GLASS (SMALL SCALE)

GLAZING

GLASS UNIT MASONRY

GYPSUM BOARD

INSULATION (LOOSE OR BATT)

INSULATION (RIGID)

METAL LATH AND PLASTER

METAL STUD PARTITION

PLASTER, SAND, GROUT, MORTAR, GYP BD CEILING

PLYWOOD

POROUS FILL (STONE, GRAVEL, ETC.)

PRE CAST CONCRETE

SHEET METAL

SHIM OR BLOCKING

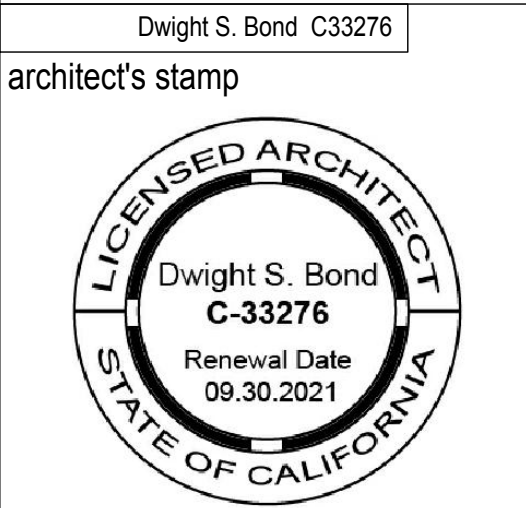
STONE

WOOD, FINISHED

WOOD, ROUGH

Project:
Commercial Project
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Sylmar, CA 91342

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27720 Dickason Drive
Valencia, CA 91355



LEGAL DESCRIPTION

LOS ANGELES OLIVE GROWERS ASSOCIATION LANDS SE 1/2 OF SE 1/2 OF SW 1/2 EX OF ST OF LOT 7 BLK 122

revisions		
file		
drawn		
reviewed		
issued	date	by
Submittal	08.23.2019	
Second Issue	02.12.2020	
Third Issue	03.31.2020	2

title	
project number	19.21.00
scale	as noted
date	March 31, 2020

SYMBOLS

workshop design collective, inc.
1010 Sycamore Avenue, unit # 208
South Pasadena, California 91030
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sheet

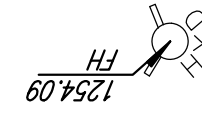
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NOT FOR CONSTRUCTION

THE SOUTHEASTERLY ONE-HALF OF THE SOUTHWESTERLY ONE-HALF OF THE SOUTHEASTERLY ONE-HALF OF LOT 7 OF BLOCK 122 OF LOS ANGELES OLIVE GROWERS ASSOCIATION LANDS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53, PAGE(S) 27 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY,

SOUTHLAND CIVIL ENGINEERING & SURVEY, LLP
ENGINEERING DONE RIGHT™ FROM THE START



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Dwight S. Bond C33276
architect's stamp



LEGAL DESCRIPTION

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3D VIEWS

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3D VIEWS: STREET VIEW FROM GLENOAKS

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3D VIEWS: PARKING LOT VIEW OF LIVE / WORK UNITS

01

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3D VIEWS: COMMON AREA VIEW OF LIVE / WORK UNITS

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3D VIEWS

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3D VIEWS: COMMON AREA VIEW OF OUTDOOR PATIO

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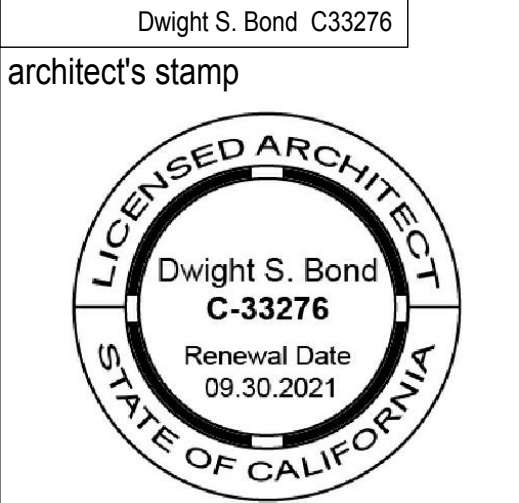
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3D VIEWS: PARKING LOT VIEW OF RESIDENTIAL UNITS

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Sylmar, CA 91342
Owner:
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27720 Dickason Drive
Valencia, CA 91355



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project number 19.21.00
scale as noted
date March 31, 2020

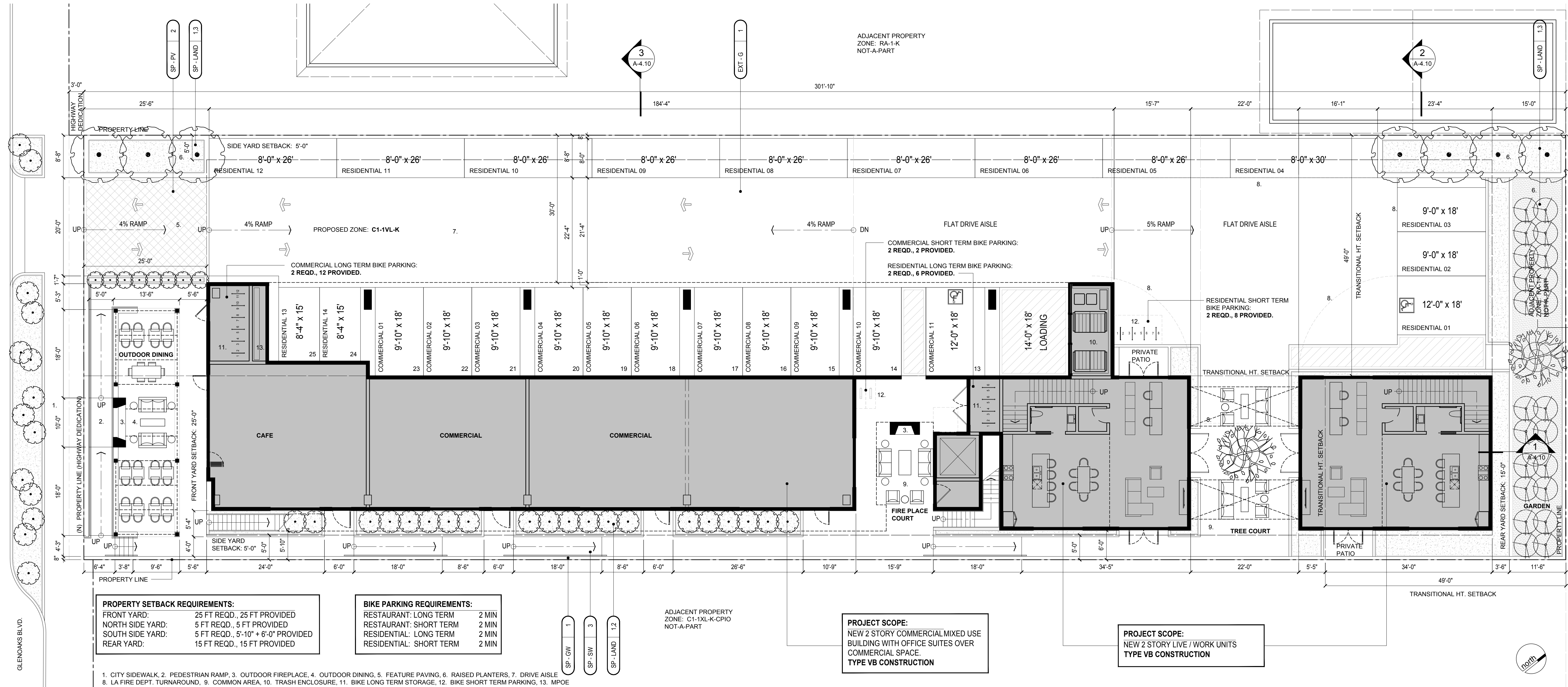
PROPOSED SITE PLAN

workshop design collective, inc.
1010 Sycamore Avenue, unit # 208
South Pasadena, California 91030
p. 323.258.4749 c. 310.874.5214
workshopdesigncollective@gmail.com

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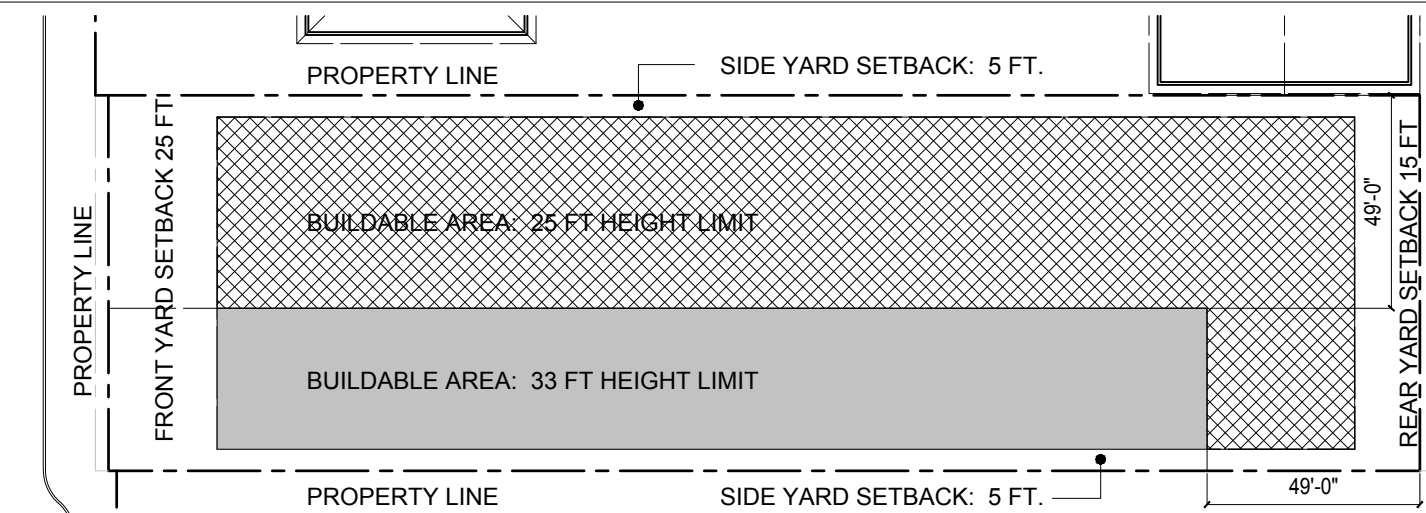
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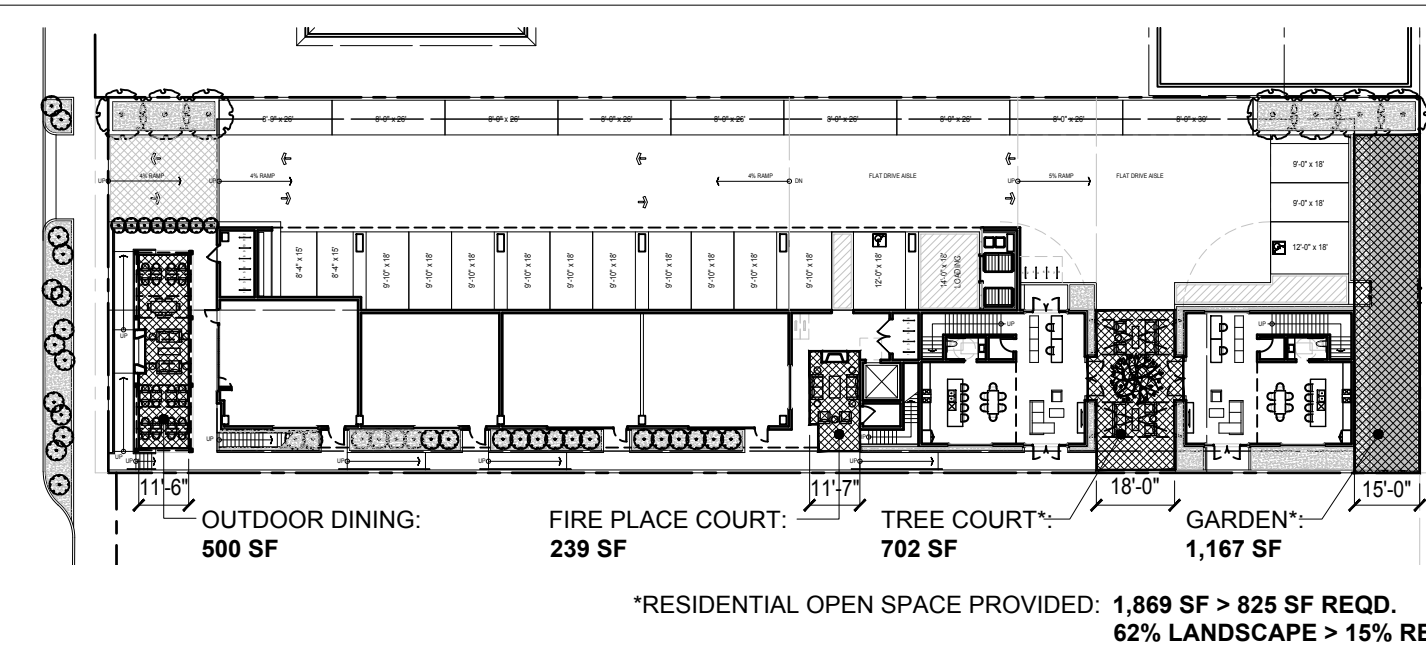
PROPOSED: SITE PLAN
scale: 1" = 10'-0"

01

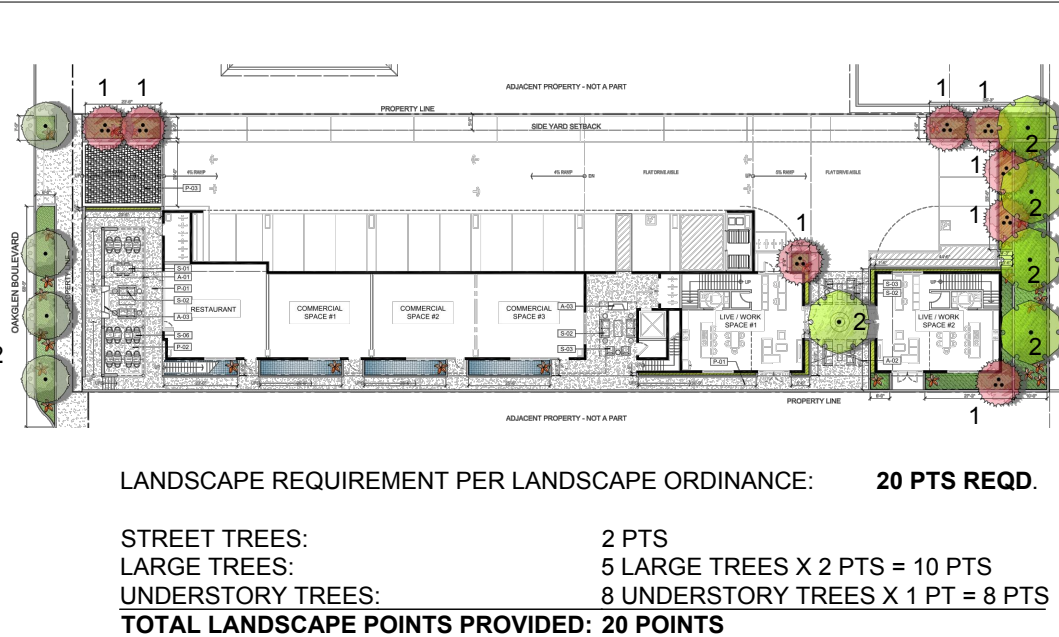
TRANSITIONAL HEIGHT PLAN DIAGRAM



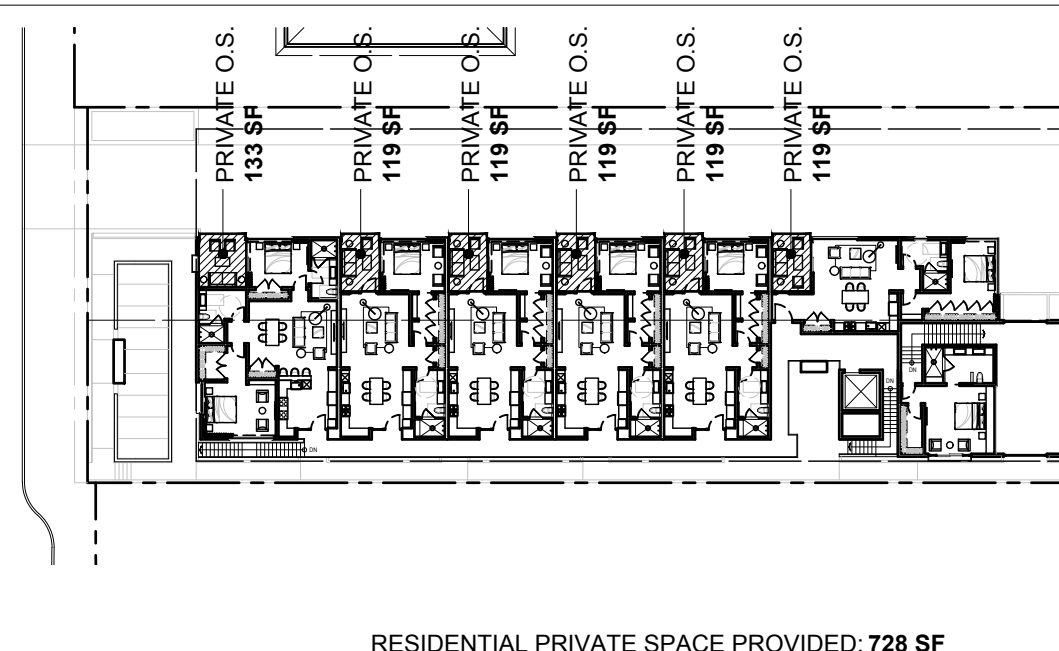
COMMON OPEN SPACE DIAGRAM - GROUND LEVEL



LANDSCAPE POINT DIAGRAM



PRIVATE OPEN SPACE DIAGRAM - SECOND LEVEL



PROJECT DEVELOPMENT GOALS

SITE AREA (BEFORE DEDICATION):	26,351.26 SF
SITE AREA (AFTER DEDICATION):	26,092.16 SF
BUILDABLE AREA:	20,014.77 SF
ALLOWABLE AREA: 1.5 FAR	30,022 SF
PROPOSED FAR:	13,165 SF
CURRENT ZONE:	RA-1-K
PROPOSED ZONE CHANGE:	C1-1VL-K
EXISTING DENSITY:	1 DU
ALLOWABLE DENSITY: 26,351.26 / 400 SF/DU = 66 DU	
PROPOSED DENSITY: 2 LIVE/WORK DU, 6 DU = 8 DU	
ALLOWABLE HEIGHT: TRANSITIONAL	25 FT, 33 FT
PROPOSED HEIGHT:	25 FT, 33 FT
PROPOSED ELEV. TO MEASURE HT:	+3'-0" ABV FG
OPEN SPACE: RESIDENTIAL USES	
100 SF PER DU WITH <3 HABITABLE RMS	
125 SF PER DU WITH =3 HABITABLE RMS	
(2) LIVE/WORK 1 BED, (5) 1 BED DU	700 SF REQD.
1 2 BED DU	125 SF REQD.
TOTAL OPEN SPACE REQD.	825 SF
OPEN SPACE MINIMUM DIMENSION:	15'
PRIVATE SPACE ALLOWED PER DU	50 SF
PRIVATE SPACE MINIMUM DIMENSION:	6'
OPEN SPACE: COMMERCIAL USES	NOT REQD.

PROJECT AREA SUMMARY

TOTAL PROJECT:	FAR
CAFE + COMMERCIAL	3,479 SF
RESIDENTIAL UNITS	6,067 SF
LIVE / WORK UNITS	3,302 SF
COVERED COMMON AREA	287 SF
TOTAL PROJECT FAR AREA:	13,135 SF
COMMON OPEN SPACE:	
OUTDOOR DINING (NO. 4)	500 SF
FIRE PLACE COURT (NO. 9)	239 SF
TREE COURT (NO. 9)	702 SF
GARDEN (NO. 6)	1,167 SF
TOTAL COMMON OPEN SPACE	2,608 SF
LANDSCAPE AREA:	
TOTAL LANDSCAPE AREA ON SITE:	2,457 SF
SEE SHEET L-1	
PROJECT PARKING SUMMARY	
CAFE	927 SF
4 SPACES / 1,000 SF REQD.	4 SP. REQD.
COMMERCIAL	2,552 SF
2 SPACES / 1,000 SF REQD.	5 SP. REQD.
LIVE / WORK UNITS	2 UNITS
2 SPACES / UNIT REQD.	4 SP. REQD.
1 BED UNITS	5 DU
1.5 SPACES / 1 BED DU	8 SP. REQD.
2 BED UNITS	1 DU
2 SPACES / 2 BED DU	2 SP. REQD.
TOTAL SPACES REQD.	23 SPACES
TOTAL SPACES PROVIDED	25 SPACES

SITE PLAN KEYNOTES

SITE PLAN PAVING:	
SP-PV	1. Asphalt paving.
	2. Concrete pavers, or equivalent.
	3. Concrete paving.
SITE PLAN LANDSCAPE:	
SP-LAND	1. Drought tolerant ground cover plantings.
	2. Edible plantings.
	3. Shade trees.
SITE PLAN GATES AND WALLS:	
SP-GW	1. New wood gates and fences.
SITE PLAN SIDEWALKS:	
SP-SW	1. New curb cut for vehicular driveway.
	2. Patch and repair existing City sidewalk per LA City standards, if required.
	3. Concrete ADA ramps.
	4. Concrete stairs.

SITE PLAN SYMBOLS

BLDG COMPONENT	
BLDG COMPONENT DESCRIPTION	
EXT - HR 2	
104	(N) DOOR SYMBOL
A	(N) WINDOW SYMBOL
31	(N) NOTE
COMMON OPEN SPACE	
PRIVATE OPEN SPACE	
LANDSCAPE OPEN SPACE	

Project:
Commercial Project
MIXED USE
13104 Glenoaks Blvd.
Sylmar, CA 91342

Owner:
13104 G1INV Colise, LLC
27720 Dickason Drive
Valencia, CA 91355

Dwight S. Bond C33276
architect's stamp



LEGAL DESCRIPTION

LOS ANGELES OLIVE GROWERS
ASSOCIATION LANDS SE 1/2 OF
SE 1/2 OF SW 1/2 EX OF ST OF
LOT 7 BLK 122

revisions		
file		
drawn		
reviewed		

issued	date	by
Submittal	08.23.2019	
Second Issue	02.12.2020	
Third Issue	03.31.2020	2

title	
project number	19.21.00
scale	as noted
date	March 31, 2020

PROPOSED
FLOOR
PLANS

workshop design collective, inc.
1010 Sycamore Avenue, unit # 208
South Pasadena, California 91030
p. 323.258.4749 c. 310.874.5214
workshopdesigncollective@gmail.com

sheet

A-2.10
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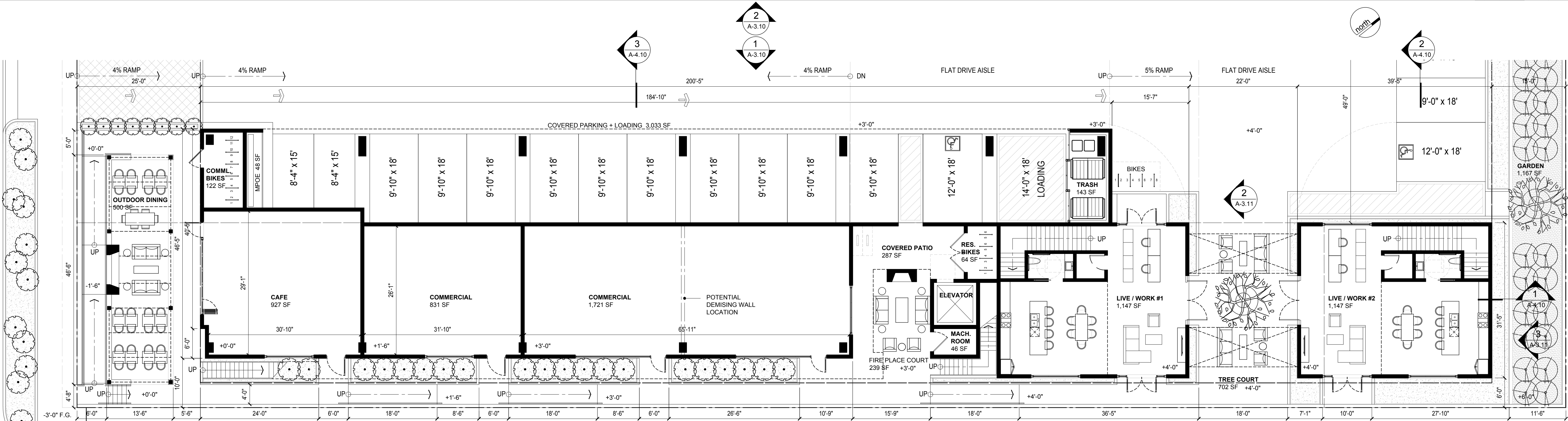
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SEE SHEET A - 4.10, BUILDING SECTIONS, FOR SPOT ELEVATION REFERENCE
BETWEEN PROPOSED FINISHED FLOOR (FF) AND EXISTING FINISH GRADE (FG)

PROPOSED: SECOND FLOOR PLAN
scale: 1" = 10'-0"

02



SEE SHEET A - 4.10, BUILDING SECTIONS, FOR SPOT ELEVATION REFERENCE
BETWEEN PROPOSED FINISHED FLOOR (FF) AND EXISTING FINISH GRADE (FG)

PROPOSED: GROUND FLOOR PLAN
scale: 1" = 10'-0"

01

PROJECT AREA SUMMARY BY FLOOR

GROUND FLOOR AREA:	
CAFE	927 SF
COMMERCIAL	2,552 SF
LIVE / WORK UNITS	2,294 SF
COVERED COMMON AREA	287 SF
BIKE STORAGE	186 SF
MPOE	48 SF
TRASH ENCLOSURE	143 SF
ELEV. MECHANICAL ROOM	46 SF
PARKING / LOADING	3,033 SF
TOTAL GROUND FLOOR AREA:	9,516 SF

SECOND FLOOR AREA:	
RESIDENTIAL AREA	6,067 SF
LIVE / WORK UNITS	1,008 SF
EXIT BALCONY AND STAIRS	1,039 SF
TOTAL SECOND FLOOR AREA:	8,114 SF

PROJECT AREA SUMMARY

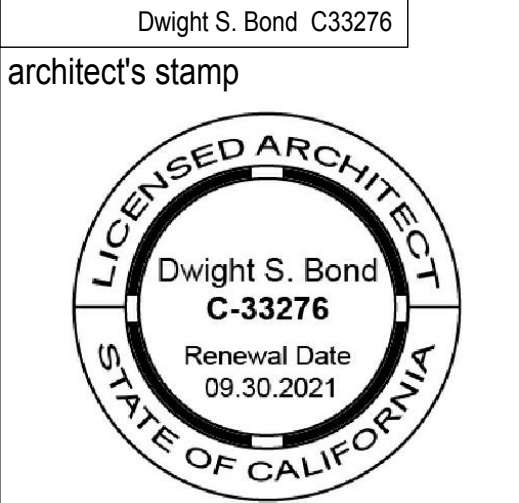
TOTAL PROJECT:		FAR
CAFE + COMMERCIAL		3,479 SF
RESIDENTIAL		6,037 SF
LIVE / WORK UNITS		3,302 SF
COVERED COMMON AREA		287 SF
TOTAL PROJECT FAR AREA:		13,135 SF
TOTAL PROJECT:		BOH
BIKE STORAGE		186 SF
MPOE		48 SF
TRASH ENCLOSURE		143 SF
ELEV. MECHANICAL ROOM		46 SF
EXIT BALCONY AND STAIRS		1,039 SF
PARKING / LOADING		3,033 SF
TOTAL PROJECT BOH AREA:		4,495 SF
TOTAL PROJECT AREA:		17,630 SF

PLAN SYMBOLS

BLDG COMPONENT		BLDG COMPONENT DESCRIPTION
EXT - HR	2	
104	(N) DOOR SYMBOL	
A	(N) WINDOW SYMBOL	
31	(N) NOTE	

Project:
Commercial Project
MIXED USE
13104 Glenoaks Blvd.
Sylmar, CA 91342

Owner:
13104 G1INV Colise, LLC
27720 Dickason Drive
Valencia, CA 91355



LEGAL DESCRIPTION

LOS ANGELES OLIVE GROWERS
ASSOCIATION LANDS SE 1/2 OF
SE 1/2 OF SW 1/2 EX OF ST OF
LOT 7 BLK 122

revisions			
file			
drawn			
reviewed			
issued	date	by	
Submittal	08.23.2019		
Second Issue	02.12.2020		
Third Issue	03.31.2020		2

title	
project number	19.21.00
scale	as noted
date	March 31, 2020

PROPOSED ROOF PLAN

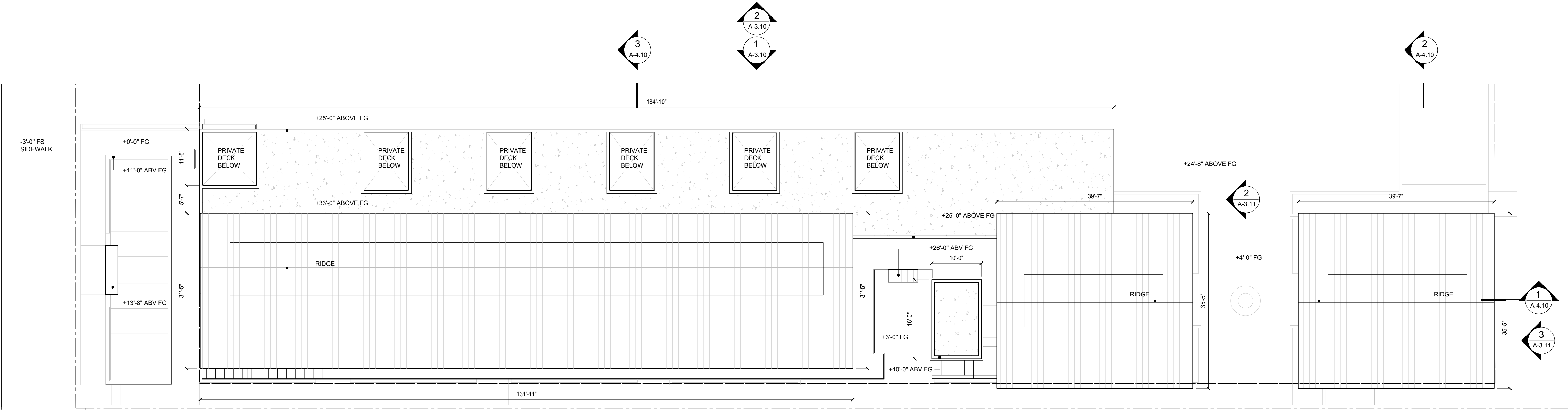
workshop design collective, inc.
1010 Sycamore Avenue, unit # 208
South Pasadena, California 91030
p. 323.258.4749 c. 310.874.5214
workshopdesigncollective@gmail.com

sheet

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SEE SHEET A - 4.10, BUILDING SECTIONS, FOR SPOT ELEVATION REFERENCE
BETWEEN PROPOSED FINISHED FLOOR (FF) AND EXISTING FINISH GRADE (FG)

PROPOSED: ROOF PLAN
scale: 1" = 10'-0"

0' 2' 5' 10'

01



PLAN SYMBOLS

- BLDG COMPONENT
BLDG COMPONENT DESCRIPTION
- EXT - HR 2
- 104 (N) DOOR SYMBOL
- A (N) WINDOW SYMBOL
- 31 (N) NOTE

Project:
Commercial Project
MIXED USE
13104 Glenoaks Blvd.
Sylmar, CA 91342

Owner:
13104 G1INV Colise, LLC
27720 Dickason Drive
Valencia, CA 91355

Dwight S. Bond C33276
architect's stamp



LEGAL DESCRIPTION

LOS ANGELES OLIVE GROWERS
ASSOCIATION LANDS SE 1/2 OF
SE 1/2 OF SW 1/2 EX OF ST OF
LOT 7 BLK 122

revisions		
file		
drawn		
reviewed		

issued	date	by
Submittal	08.23.2019	
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title	
project number	19.21.00
scale	as noted
date	March 31, 2020

PROPOSED
ELEVATIONS

workshop design collective, inc.
1010 Sycamore Avenue, unit # 208
South Pasadena, California 91030
p. 323.258.4749 c. 310.874.5214
workshopdesigncollective@gmail.com

sheet

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NOT FOR CONSTRUCTION

PROPOSED: SOUTH EAST ELEVATIONS
scale: 1" = 10'-0" 0' 2' 5' 10'

02

PROPOSED: NORTH WEST ELEVATIONS
scale: 1" = 10'-0" 0' 2' 5' 10'

01

EXTERIOR FINISH KEYNOTES

ROOFING:

- EXT-R
- Custom Bilt:** Titan cool roof, CS-100, standing seam **Storm Gray** color with gutters and downspouts.
 - 2x Fascia, PAINTED.
 - Velux** custom aluminum skylights.
 - Samafil Cool Roof.

EXTERIOR WALLS:

- EXT-W
- Steel Troweled plaster, PAINTED.
 - Galvanized mesh vine grid, with vine pockets at column bases.
 - Sanford Stone** thin veneer, **Lompoc Natural Ledge Blend**.
 - Aged Cedar** vertical siding with battens and trim, STAINED.

EXTERIOR PAINT:

- EXT-P
- Dunn Edwards** - Stargazing, DE6336, Semi Gloss Finish
 - Dunn Edwards** - White DEW380, Flat Finish.
- EXTERIOR GLAZING:
- EXT-G
- Arcadia** aluminum dual glazed storefront, **DARK BRONZE** color.
 - Aluminum break metal finish, **DARK BRONZE** color.

EXTERIOR DOORS:

- EXT-D
- Arcadia** aluminum storefront door with dual glazing, **DARK BRONZE** color.
 - Arcadia aluminum sliding doors with dual glazing, **DARK BRONZE** color.
 - La Cantina** folding aluminum doors with dual glazing, **DARK BRONZE** color.

EXTERIOR HANDRAIL:

- EXT- HR
- Steel flat barstock handrail stanchions with Teak wood top rail.

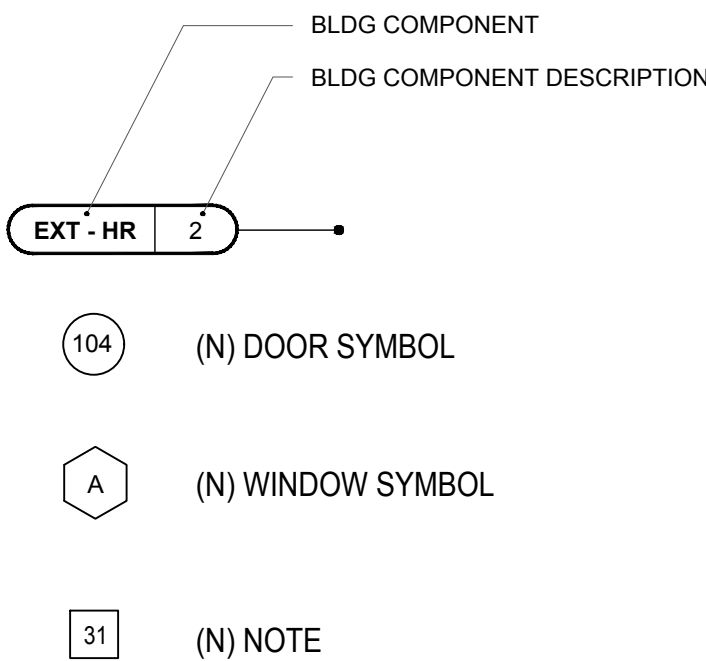
EXTERIOR LIGHTING:

- EXT- L
- Modern recessed and wall mount bronze light fixtures.

EXTERIOR TRELLIS:

- EXT- T
- 8x8 tube steel vertical and horizontal members, PAINTED.

ELEVATION / SECTION SYMBOLS



Project:
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Sylmar, CA 91342

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Dwight S. Bond C33276
architect's stamp



LEGAL DESCRIPTION

LOS ANGELES OLIVE GROWERS
ASSOCIATION LANDS SE 1/2 OF
SE 1/2 OF SW 1/2 EX OF ST OF
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revisions	
file	_____
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issued	_____date_____by_____
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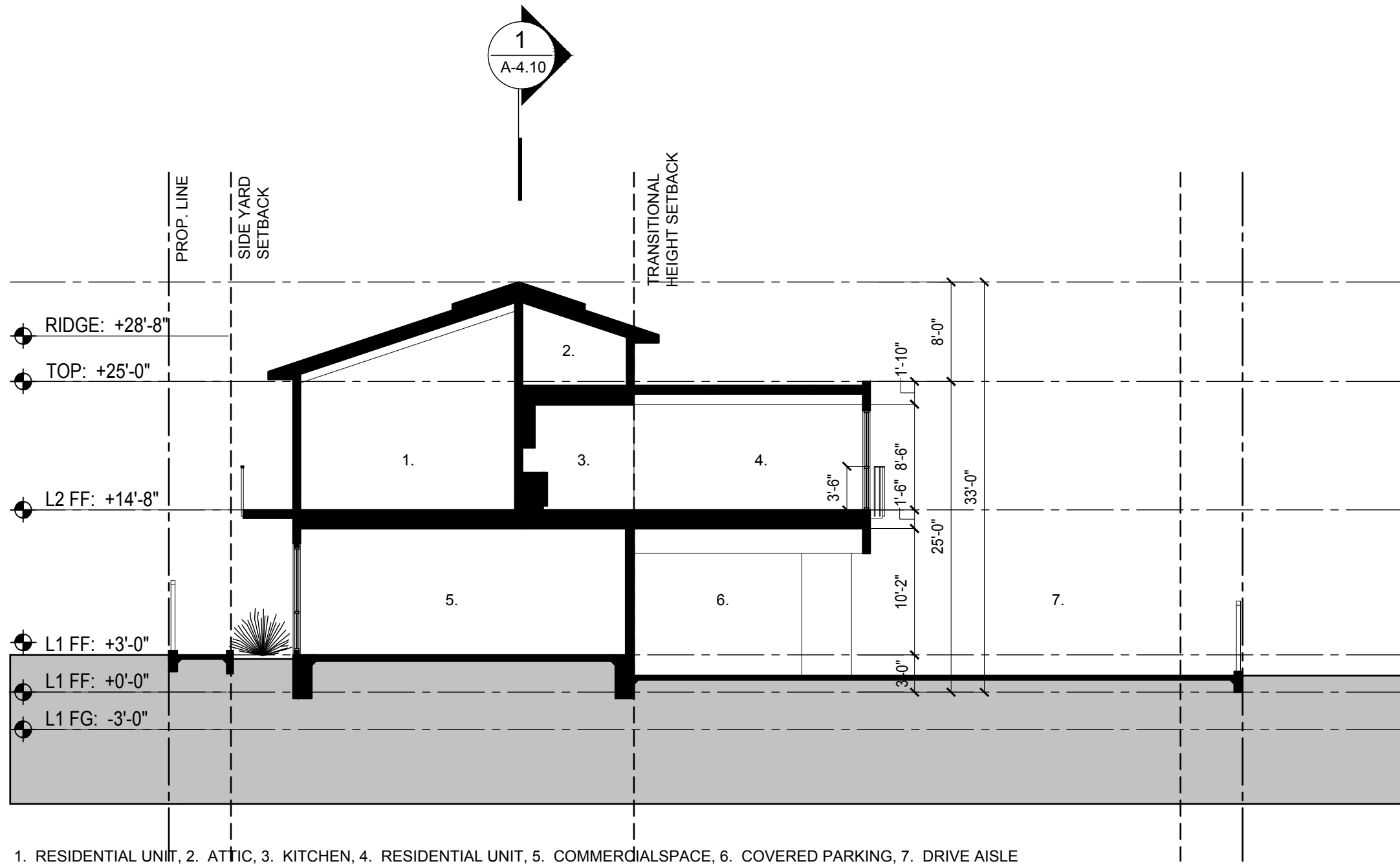
PROPOSED SECTIONS

workshop design collective, inc.
1010 Sycamore Avenue, unit # 208
South Pasadena, California 91030
p. 323.258.4749 c. 310.874.5214
workshopdesigncollective@gmail.com

sheet

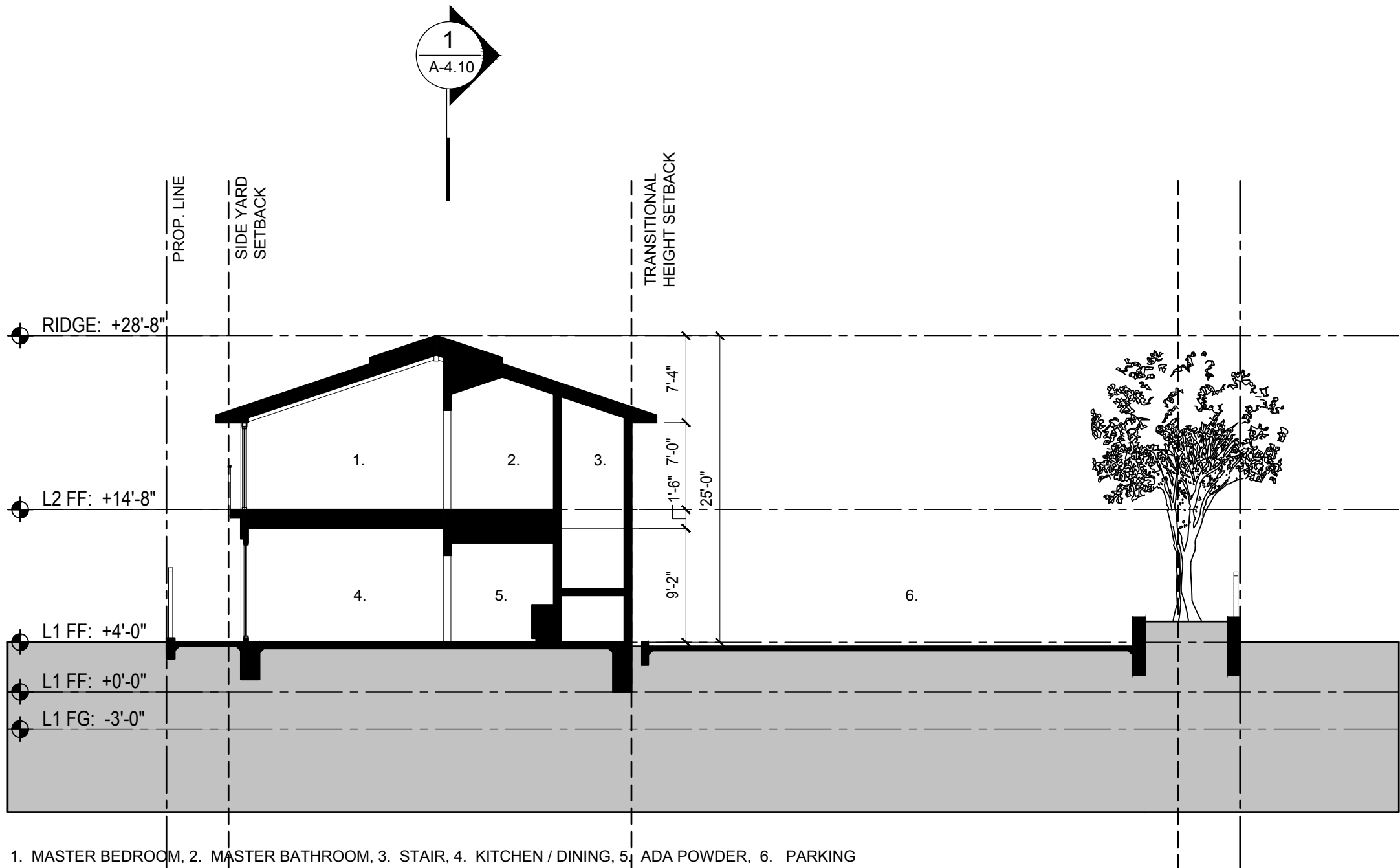
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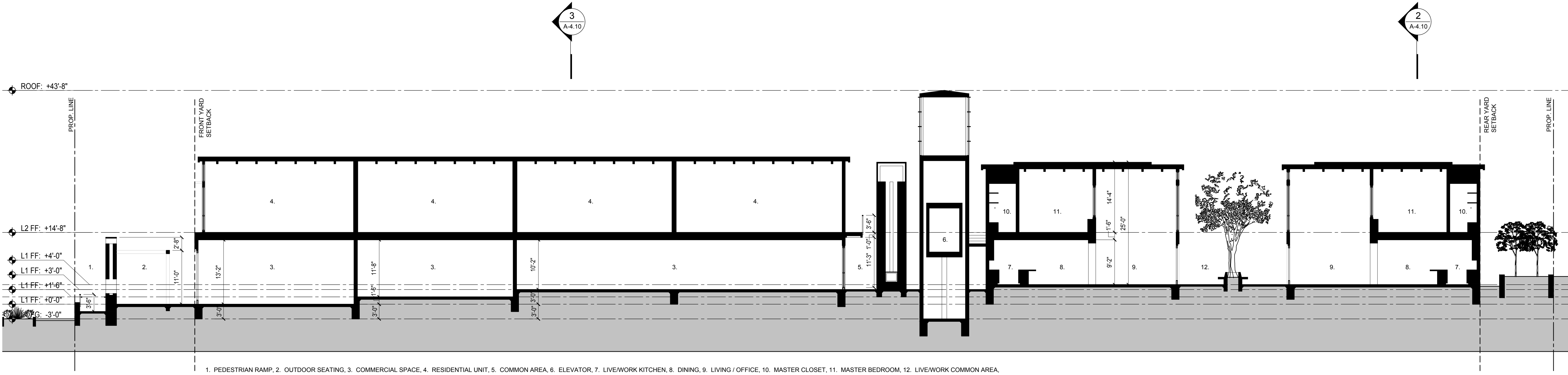
PROPOSED: BUILDING SECTION
scale: 1" = 10'-0" 0' 2' 5' 10'

03



PROPOSED: BUILDING SECTION
scale: 1" = 10'-0" 0' 2' 5' 10'

02



PROPOSED: BUILDING SECTION
scale: 1" = 10'-0" 0' 2' 5' 10'

01

EXTERIOR FINISH KEYNOTES

ROOFING:

- EXT-R
- Custom Bilt:** Titan cool roof, CS-100, standing seam **Storm Gray** color with gutters and downspouts.
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EXTERIOR HANDRAIL:

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- Steel flat barstock handrail stanchions with Teak wood top rail.

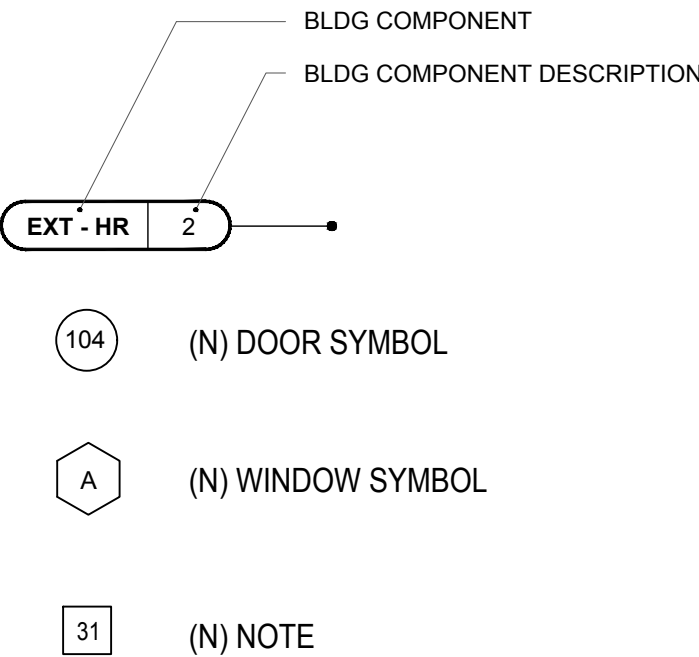
EXTERIOR LIGHTING:

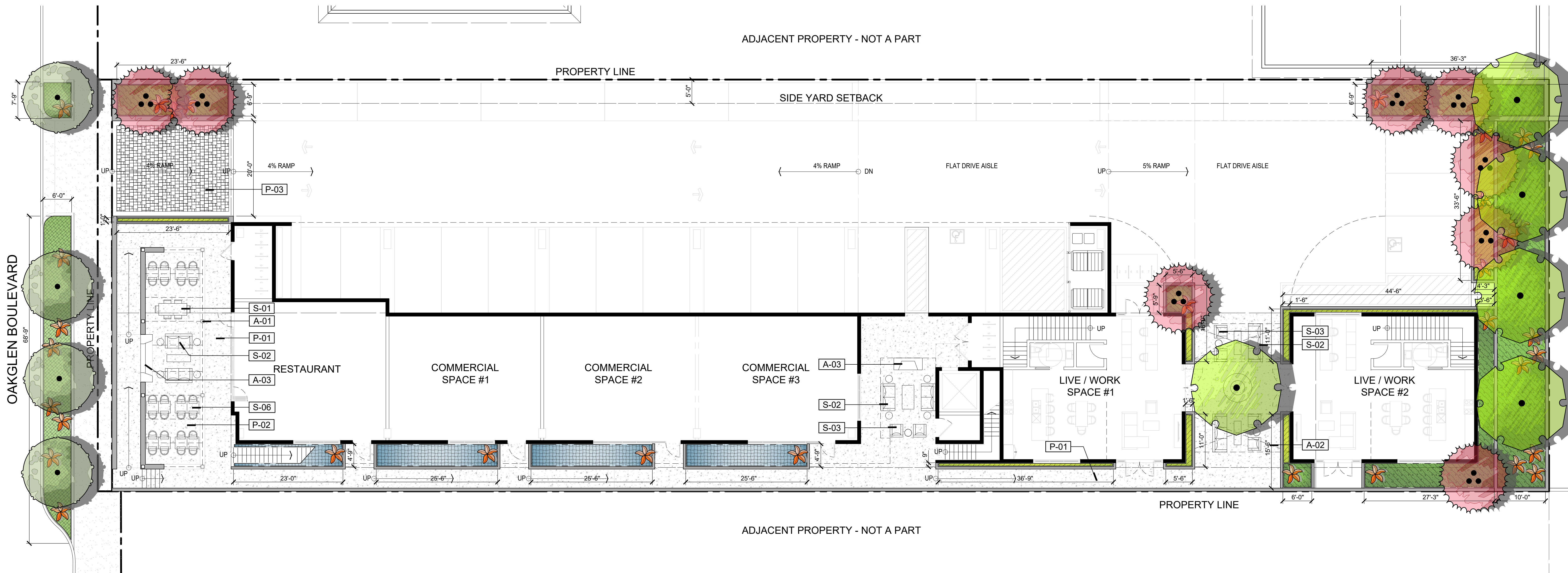
- EXT- L
- Modern recessed and wall mount bronze light fixtures.

EXTERIOR TRELLIS:

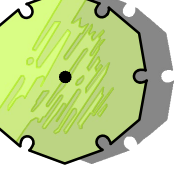
- EXT- T
- 8x8 tube steel vertical and horizontal members, **PAINTED**.

ELEVATION / SECTION SYMBOLS




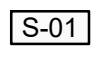

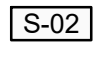

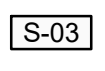
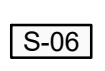





CONCEPT PLANT SCHEDULE

	STREET TREE AGONIS FLEXUOSA 'AFTERDARK' / BLACK PEPPERMINT TREE BAUHINIA PURPUREA / PURPLE ORCHID TREE CASSIA LEPTOPHYLLA / GOLD MEDALLION TREE CHILOPSIS LINEARIS 'ARTS SEEDLESS' / DESERT WILLOW CUPANIOPSIS ANACARDIODES / CARROT WOOD GINKGO BILOBA / MAIDENHAIR TREE GLEDITSIA TRIACANTHOS INERMIS / THORNLESS HONEYLOCUST PISTACIA CHINENSIS / CHINESE PISTACHE MULTI-TRUNK PYRUS CALLERYANA 'ARISTOCRAT' TM / ARISTOCRAT FLOWERING PEAR RHUS LANCEA / AFRICAN SUMAC X CHITALPA TASHKENTENSIS 'PINK DAWN' / PINK DAWN CHITALPA	CONTAINER SIZE: 24" BOX
	SPECIMEN TREE CEIBA SPECIOSA / FLOSS SILK TREE JACARANDA MIMOSIFOLIA / JACARANDA MULTI-TRUNK PLATANUS RACEMOSA / CALIFORNIA SYCAMORE MULTI-TRUNK PLATANUS X ACERIFOLIA / LONDON PLANE TREE MULTI-TRUNK QUERCUS LOBATA / VALLEY OAK QUERCUS SUBER / CORK OAK TABEBUIA IMPETIGINOSA / PINK TRUMPET TREE	CONTAINER SIZE: 24" BOX
	ACCENT TREE CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK ERIOBOTRYA DEFLEXA / BRONZE LOQUAT MULTI-TRUNK LAGERSTROEMIA INDICA 'DYNAMITE' / DYNAMITE CRAPE MYRTLE LAURUS NOBILIS / SWEET BAY OLEA EUROPAEA 'FRUITLESS' / FRUITLESS OLIVE PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT' TM / BRIGHT 'N TIGHT CAROLINA LAUREL PRUNUS CERASIFERA 'PURPLE PONY' / DWARF FLOWERING PLUM SCHEFFLERA ARBORICOLA / PINARF SCHEFFLERA	CONTAINER SIZE: 15 GALLON
	ACCENT SHRUBS AGAVE ATTENUATA 'NOVA' / BLUE CLONE AGAVE X 'BLUE FLAME' / BLUE FLAME AGAVE CYCAS REVOLUTA / SAGO PALM PHORMIUM TENAX 'JACK SPRATT' / NEW ZEALAND FLAX PHORMIUM TENAX 'MAORI QUEEN' / NEW ZEALAND FLAX PHORMIUM TENAX 'YELLOW WAVE' / NEW ZEALAND FLAX	CONTAINER SIZE: 5 GALLON

	SHRUBS AGAVE AMERICANA / CENTURY PLANT AGAVE VILMORINIANA 'STAINED GLASS' / STAINED GLASS OCTOPUS AGAVE ANIGOZANTHOS FLAVIDUS 'BUSH RANGER' / KANGAROO PAW ARTEMISIA X 'POWIS CASTLE' / POWIS CASTLE ARTEMISIA ASPARAGUS DENSIFLORUS 'MYERS' / MYERS ASPARAGUS CALLISTEMON VIMINALIS 'LITTLE JOHN' / DWARF WEEPING BOTTLEBRUSH CARISSA MACROCARPA 'NANA' / DWARF NATAL PLUM CISTUS X PURPUREUS / ORCHID ROCKROSE COTINUS COGGYGRIA 'ROYAL PURPLE' / ROYAL PURPLE SMOKE TREE DASYLIRION WHEELERI / GREY DESERT SPOON DIANELLA TASMANICA 'VARIEGATA' / VARIEGATED FLAX LILY DODONAEA VISCOSA 'PURPUREA' / PURPLE LEAFED HOPSEED BUSH EUPHORBIA TIRUCALLI 'STICKS ON FIRE' / PENCIL TREE HESPERALOE PARVIFLORA / RED YUCCA JUNCUS PATENS / CALIFORNIA GRAY RUSH KALANCHOE LUCIAE / PADDLE PLANT PHOENIX ROEBELENI / PIGMY DATE PALM MULTI-TRUNK RHAPHIOLEPIS UMBELLATA / YEDDA HAWTHORN ROSMARINUS OFFICINALIS 'BLUE SPIRES' / ROSEMARY	CONTAINER SIZE: 5 GALLON
	GRASSES CAREX DIVULSA / BERKELEY SEDGE FESTUCA MAIREI 'GREENLEE'S FORM' / GREENLEE ATLAS FESCUE MUHLENBERGIA RIGENS / DEER GRASS	CONTAINER SIZE: 1 GALLON
	EDIBLE GARDEN FELUOA SELLOWIANA / PINEAPPLE GUAVA TREE FICUS CARICA / COMMON FIG LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER ORIGANUM MAJORANA / SWEET MARJORAM THYMUS VULGARIS 'HI HO SILVER' / COMMON THYME	CONTAINER SIZE: 5 GALLON
	GROUND COVERS ACHILLEA MILLEFOLIUM / COMMON YARROW MYOPORUM PARVIFOLIUM 'PUTAH CREEK' / PUTAH CREEK MYOPORUM ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY SENECIO MANDRALISCAE / BLUE FINGER SENECIO SERPENS / BLUE CHALKSTICKS	CONTAINER SIZE: 1 GALLON

REFERENCE NOTES SCHEDULE

SYMBOL	SITE AMENITIES DESCRIPTION	SYMBOL	SITE FURNISHINGS DESCRIPTION
	OVERHEAD STRUCTURE- REFER TO ARCHITECT		PATIO TABLE- MANUFACTURER: TBD MODEL: TBD COLOR: TBD NOTE: SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS.
	OVERHEAD STRING LIGHTING- MANUFACTURER: TBD MODEL: TBD COLOR: TBD NOTE:		BENCH- MANUFACTURER: TBD MODEL: TBD COLOR: TBD NOTE:
	OUTDOOR FIREPLACE- REFER TO ARCHITECT		PATIO CHAIR- MANUFACTURER: TBD MODEL: TBD COLOR: TBD NOTE:
SYMBOL	PAVING DESCRIPTION		SMALL PATIO TABLE- MANUFACTURER: TBD MODEL: TBD COLOR: TBD NOTE: SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS
	CONCRETE SIDEWALK- MANUFACTURER: DAVIS COLORS COLOR: NATURAL GREY FINISH: LIGHT BROOM NOTE: SAW CUT SCORLINES		
	ENHANCED CONCRETE PAVING- MANUFACTURER: DAVIS COLORS COLOR: TBD FINISH: TBD NOTE: SAW CUT SCORELINES		
	VEHICULAR PAVERS- MANUFACTURER: BELGARD MODEL: MEGA-LAFITT SLATE COLOR: VICTORIAN		

NOTE:
1. TOTAL LANDSCAPE PLANTING AREA = 2, 457 SQUARE FEET.
2. NO PROTECTED TREES EXIST ON-SITE.

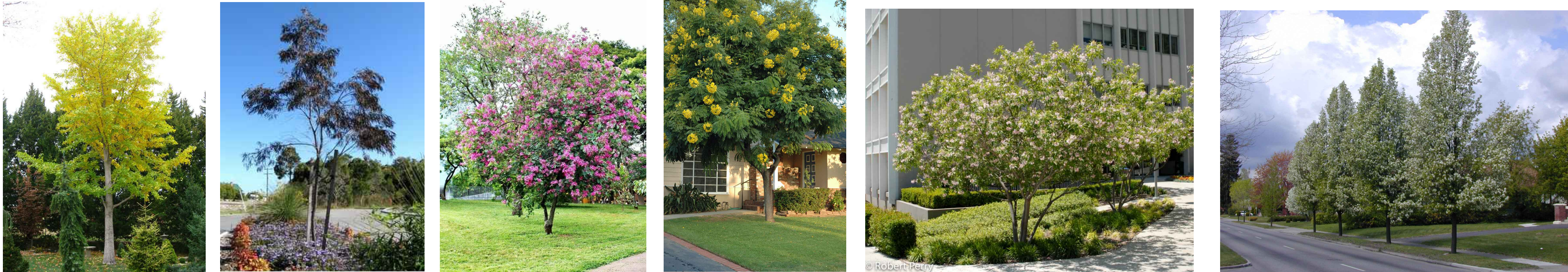
LANDSCAPE ARCHITECT:
RICHARD DEPALMA
468 POLI STREET, SUITE 2E
VENTURA, CA 93001
661.295.1970

LEGAL DESCRIPTION:
LOS ANGELES OLIVE GROWERS
ASSOCIATION LANDS SE 1/2 OF SE 1/2 OF
SW 1/2 EX OF ST OF LOT 7 BLK 122

COMMERCIAL PROJECT
MIXED USE COMMERCIAL , LIVE & WORK CONCEPTUAL PLAN
13104 GLENOAKS BOULEVARD
SYLMAR, CA 91342



PLATANUS RACEMOSA PLATANUS X ACERIFOLIA CEIBA SPECIOSA JACARANDA MIMISIFOLIA QUERCUS SUBER QUERCUS LOBATA



GINKGO BILOBA AGONIS FLEXUOSA BAUHINIA PURPUREA CASSIA LEPTOPHYLLA x CHITALPA TASHKENTENSIS 'PINK DAWN' PYRUS CALLERYANA 'ARISTOCRAT' OLEA EUROPAEA



LAGERSTROEMIA INDICA PRUNUS CERASIFERA 'PURPLE PONY' CERCIS OCCIDENTALIS COTINUS COGGYGRIA 'ROYAL PURPLE' LAURUS NOBILIS PRUNUS CAROLINIANA 'BRIGHT N TIGHT' AGAVE ATTENUATA 'NOVA' AGAVE X 'BLUE FLAME' CYCAS REVOLUTA



PHORMIUM TENAX 'MAORIE QUEEN' PHORMIUM TENAX 'YELLOW WAVE' PHORMIUM TENAX 'JACK SPRATT' CALLISTEMON VIMINALIS 'LITTLE JOHN' CARISSA MACROCARPA 'NANA' PHOENIX ROEBELENI ROSMARINUS OFFICINALIS 'BLUE SPIRES' AGAVE AMERICANA

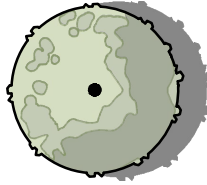


ANIGOZANTHOS FLAVIDUS ARTEMISIA X 'POWIS CASTLE' ASPARAGUS DENSIFLORUS 'MYERS' DASYLIRION WHEELERI DIANELLA TASMANICA 'VARIEGATA' DODONAEA VISCOSA 'PURPUREA' EUPHORBIA TIRUCALLI 'STICKS ON FIRE' HESPERALOE PARVIFOLIA JUNCUS PATENS KALANCHOE LUCIAE RHAPHIOLEPIS UMBELLATA



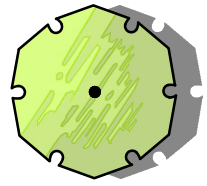
MUHLENBERGIA RIGENS FEIJOA SELLOWIANA FICUS CARICA LAVANDULA ANGUSTIFOLIA ORIGANUM MAJORANA THYMUS VULGARIS 'HI HO SILVER' ACHILLEA MILLEFOLIUM ROSMARINUS OFFICINALIS 'PUTAH CREEK' ROSMARINUS OFFICINALIS 'PROSTRATUS' SENECIO MANDRALISCAE SENECIO SERPENS

CONCEPT PLANT SCHEDULE



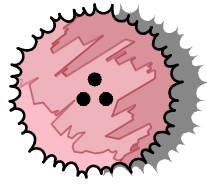
STREET TREE
AGONIS FLEXUOSA 'AFTERDARK' / BLACK PEPPERMINT TREE
BAUHINIA PURPUREA / PURPLE ORCHID TREE
CASSIA LEPTOPHYLLA / GOLD MEDALLION TREE
CHILOPSIS LINEARIS 'ARTS SEEDLESS' / DESERT WILLOW
CUPANIOPSIS ANACARDIOIDES / CARROT WOOD
GINKGO BILOBA / MAIDENHAIR TREE
GLEDITSIA TRIACANTHOS INERMIS / THORNLESS HONEYLOCUST
PISTACIA CHINENSIS / CHINESE PISTACHE MULTI-TRUNK
PYRUS CALLERYANA 'ARISTOCRAT' TM / ARISTOCRAT FLOWERING PEAR
RHUS LANCEA / AFRICAN SUMAC
X CHITALPA TASHKENTENSIS 'PINK DAWN' / PINK DAWN CHITALPA

CONTAINER SIZE:
24" BOX



SPECIMEN TREE
CEIBA SPECIOSA / FLOSS SILK TREE
JACARANDA MIMOSIFOLIA / JACARANDA MULTI-TRUNK
PLATANUS RACEMOSA / CALIFORNIA SYCAMORE MULTI-TRUNK
PLATANUS X ACERIFOLIA / LONDON PLANE TREE MULTI-TRUNK
QUERCUS LOBATA / VALLEY OAK
QUERCUS SUBER / CORK OAK
TABEBUIA IMPETIGINOSA / PINK TRUMPET TREE

CONTAINER SIZE:
24" BOX



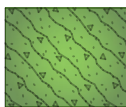
ACCENT TREE
CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK
CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK
ERIOBOTRYA DEFLEXA / BRONZE LOQUAT MULTI-TRUNK
LAGERSTROEMIA INDICA 'DYNAMITE' / DYNAMITE CRAPE MYRTLE
LAURUS NOBILIS / SWEET BAY
OLEA EUROPAEA 'FRUITLESS' / FRUITLESS OLIVE
PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT' TM / BRIGHT 'N TIGHT CAROLINA LAUREL
PRUNUS CERASIFERA 'PURPLE PONY' / DWARF FLOWERING PLUM
SCHEFFLERA ARBORICOLA / PINARF SCHEFFLERA

CONTAINER SIZE:
15 GALLON



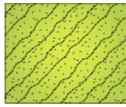
ACCENT SHRUBS
AGAVE ATTENUATA 'NOVA' / BLUE CLONE
AGAVE X 'BLUE FLAME' / BLUE FLAME AGAVE
CYCAS REVOLUTA / SAGO PALM
PHORMIUM TENAX 'JACK SPRATT' / NEW ZEALAND FLAX
PHORMIUM TENAX 'MAORI QUEEN' / NEW ZEALAND FLAX
PHORMIUM TENAX 'YELLOW WAVE' / NEW ZEALAND FLAX

CONTAINER SIZE:
5 GALLON



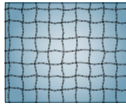
SHRUBS
AGAVE AMERICANA / CENTURY PLANT
AGAVE VILMORINIANA 'STAINED GLASS' / STAINED GLASS OCTOPUS AGAVE
ANIGOZANTHOS FLAVIDUS 'BUSH RANGER' / KANGAROO PAW
ARTEMISIA X 'POWIS CASTLE' / POWIS CASTLE ARTEMISIA
ASPARAGUS DENSIFLORUS 'MYERS' / MYERS ASPARAGUS
CALLISTEMON VIMINALIS 'LITTLE JOHN' / DWARF WEEPING BOTTLEBRUSH
CARISSA MACROCARPA 'NANA' / DWARF NATAL PLUM
CISTUS X PURPUREUS / ORCHID ROCKROSE
COTINUS COGGYGRIA 'ROYAL PURPLE' / ROYAL PURPLE SMOKE TREE
DASYLIRION WHEELERI / GREY DESERT SPOON
DIANELLA TASMANICA 'VARIEGATA' / VARIEGATED FLAX LILY
DODONAEA VISCOSA 'PURPUREA' / PURPLE LEAFED HOPSEED BUSH
EUPHORBIA TIRUCALLI 'STICKS ON FIRE' / PENCIL TREE
HESPERALOE PARVIFLORA / RED YUCCA
JUNCUS PATENS / CALIFORNIA GRAY RUSH
KALANCHOE LUCIAE / PADDLE PLANT
PHOENIX ROEBELENI / PIGMY DATE PALM MULTI-TRUNK
RHAPHIOLEPIS UMBELLATA / YEDDA HAWTHORN
ROSMARINUS OFFICINALIS 'BLUE SPIRES' / ROSEMARY

CONTAINER SIZE:
5 GALLON



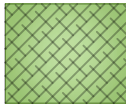
GRASSES
CAREX DIVULSA / BERKELEY SEDGE
FESTUCA MAIREI 'GREENLEE'S FORM' / GREENLEE ATLAS FESCUE
MUHLENBERGIA RIGENS / DEER GRASS

CONTAINER SIZE:
1 GALLON



EDIBLE GARDEN
FEIJOA SELLOWIANA / PINEAPPLE GUAVA TREE
FICUS CARICA / COMMON FIG
LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER
ORIGANUM MAJORANA / SWEET MARJORAM
THYMUS VULGARIS 'HI HO SILVER' / COMMON THYME

CONTAINER SIZE:
5 GALLON



GROUND COVERS
ACHILLEA MILLEFOLIUM / COMMON YARROW
MYOPORUM PARVIFOLIUM 'PUTAH CREEK' / PUTAH CREEK MYOPORUM
ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY
SENECIO MANDRALISCAE / BLUE FINGER
SENECIO SERPENS / BLUE CHALKSTICKS

CONTAINER SIZE:
1 GALLON

COMMERCIAL PROJECT

MIXED USE COMMERCIAL , LIVE & WORK CONCEPTUAL PLAN
13104 GLENOAKS BOULEVARD
SYLMAR, CA 91342

L2



LANDSCAPE DEVELOPMENT, LLC

Date: Oct. 31, 2019

Date Revised: Jan. 27, 2020

Exhibit C – Environmental Clearance ENV-2019-6855-MND and Appendices

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

VAHID KHORSAND
VICE-PRESIDENT

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**CITY OF LOS ANGELES
CALIFORNIA**



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MAYOR

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DEPUTY DIRECTOR

TRICIA KEANE
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Case Number: ENV-2019-6855-MND

Project Location: 13104 N. Glenoaks Boulevard, Los Angeles, California, 91342

Community Plan Area: Sylmar

Council District: 7 - Rodriguez

Project Description: The Proposed Project is the demolition of an existing single-family dwelling and accessory structures and the construction, use, and maintenance of a 2-story, approximately 43 feet, 8 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 Community Commercial, and a Zone and Height District Change from RA-1-K to C1-1VL-K. In order to construct the Project, 350 cubic yards of cut, 300 cubic yards of fill, and recompaction to a depth of 6 feet of 4,444 cubic yards is proposed.

To achieve the proposed Project, the applicant is requesting:

- Pursuant to Los Angeles City Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code, a General Plan Amendment to the Sylmar Community Plan from Very Low I Residential to Community Commercial.
- Pursuant to Los Angeles Municipal Code Section 12.32 F, a Zone and Height District Change from RA-1-K to C1-1VL-K.

PREPARED BY:

The City of Los Angeles
Department of City Planning

APPLICANT:

G1INV Colise LLC

August 2020

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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INITIAL STUDY

1 INTRODUCTION

This Initial Study (IS) document evaluates potential environmental effects resulting from construction and operation of the proposed 8-Unit residential building with a café and commercial use ("Project"). The proposed Project is subject to the guidelines and regulations of the California Environmental Quality Act (CEQA). Therefore, this document has been prepared in compliance with the relevant provisions of CEQA and the State CEQA Guidelines as implemented by the City of Los Angeles (City). Based on the analysis provided within this Initial Study, the City has concluded that the Project will not result in significant impacts on the environment, with mitigation. This Initial Study and Mitigated Negative Declaration (IS/MND) are intended as informational documents, and are ultimately required to be adopted by the decision maker prior to project approval by the City.

1.1 PURPOSE OF AN INITIAL STUDY

The California Environmental Quality Act (CEQA) was enacted in 1970 with several basic purposes: (1) to inform governmental decision makers and the public about the potential significant environmental effects of proposed projects; (2) to identify ways that environmental damage can be avoided or significantly reduced; (3) to prevent significant, avoidable damage to the environment by requiring changes in projects through the use of feasible alternatives or mitigation measures; and (4) to disclose to the public the reasons behind a project's approval even if significant environmental effects are anticipated.

An application for the proposed Project has been submitted to the City of Los Angeles Department of City Planning for discretionary review. The Department of City Planning, as Lead Agency, has determined that the project is subject to CEQA, and the preparation of an Initial Study is required.

An Initial Study is a preliminary analysis conducted by the Lead Agency, in consultation with other agencies (responsible or trustee agencies, as applicable), to determine whether there is substantial evidence that a project may have a significant effect on the environment. If the Initial Study concludes that the Project, with mitigation, may have a significant effect on the environment, an Environmental Impact Report should be prepared; otherwise the Lead Agency may adopt a Negative Declaration or a Mitigated Negative Declaration.

This IS/MND has been prepared in accordance with CEQA (Public Resources Code §21000 et seq.), the State CEQA Guidelines (Title 14, California Code of Regulations, §15000 et seq.), and the City of Los Angeles CEQA Guidelines (1981, amended 2006).

1.2. ORGANIZATION OF THE IS/MND

This IS/MND is organized into four sections as follows:

1 INTRODUCTION

Describes the purpose and content of the Initial Study, and provides an overview of the CEQA process.

2 EXECUTIVE SUMMARY

Provides Project information, identifies key areas of environmental concern, and includes a determination whether the project may have a significant effect on the environment.

3 PROJECT DESCRIPTION

Provides a description of the environmental setting and the Project, including project characteristics and a list of discretionary actions.

4 EVALUATION OF ENVIRONMENTAL IMPACTS

Contains the completed Initial Study Checklist and discussion of the environmental factors that would be potentially affected by the Project.

1.3. CEQA PROCESS

In compliance with the State CEQA Guidelines, the City, as the Lead Agency for the Project, will provide opportunities for the public to participate in the environmental review process. As described below, throughout the CEQA process, an effort will be made to inform, contact, and solicit input on the Project from various government agencies and the general public, including stakeholders and other interested parties.

At the onset of the environmental review process, the City has prepared an Initial Study to identify the preliminary environmental impacts of the project. The Initial Study for the Project determined that the proposed Project could have significant environmental impacts that would require the implementation of mitigation measures, and the Lead Agency has decided to prepare a Mitigated Negative Declaration.

If the Project is approved, then within five days of the action, the City files a Notice of Determination with the County Clerk. The Notice of Determination is posted by the County Clerk within 24 hours of receipt. This begins a 30-day statute of limitations on legal challenges to the approval under CEQA. The ability to challenge the approval in court may be limited to those persons who objected to the approval of the project, and to issues that were presented to the Lead Agency by any person, either orally or in writing, during the public comment period.

1.3.1 Initial Study

At the onset of the environmental review process, the City has prepared this Initial Study to determine if the proposed Project may have a significant effect on the environment. This Initial Study determined that the proposed Project could have potentially significant environmental impacts but mitigation measures agreed to by the applicant would avoid or reduce such impacts to a point where clearly no significant impacts would occur.

A Notice of Intent to Adopt a Mitigated Negative Declaration (MND) is provided to inform the general public, responsible agencies, trustee agencies, and the county clerk of the availability of the document, and the locations where the document can be reviewed. A 20-day review period (or 30-day review period when the document is submitted to the State Clearinghouse for state agency review) is identified to allow the public and agencies to review the document. The notice is mailed to any interested parties and is noticed to the public through publication in a newspaper of general circulation.

The decision-making body then considers the Mitigated Negative Declaration together with any comments received during the public review process, and may adopt the MND and approve the project. In addition, when approving a project for which an MND has been prepared, the decision-making body must find that there is no substantial evidence that the project will have a significant effect on the environment, and that the MND reflects the lead agency's independent judgement and analysis. When adopting an MND, the lead agency must also adopt a mitigation monitoring program to ensure that all proposed mitigation measures are implemented to mitigate or avoid significant environmental effects.

INITIAL STUDY / MITIGATED NEGATIVE DECLARATION

2 EXECUTIVE SUMMARY

PROJECT TITLE	NONE
ENVIRONMENTAL CASE NO.	ENV-2019-6855-MND
RELATED CASES	CPC-2019-6854-GPA-ZC-HD

PROJECT LOCATION	13104 N. GLENOAKS BOULEVARD, LOS ANGELES, CALIFORNIA, 91342
COMMUNITY PLAN AREA	SYLMAR
GENERAL PLAN DESIGNATION	VERY LOW I RESIDENTIAL
ZONING	RA-1-K
COUNCIL DISTRICT	7 - RODRIGUEZ

LEAD CITY AGENCY	City of Los Angeles Department of City Planning
STAFF CONTACT	ANDREW JORGENSEN
ADDRESS	6262 VAN NUYS BLVD., ROOM 430, VAN NUYS, CA 91401
PHONE NUMBER	(818) 374-9904
EMAIL	ANDREW.JORGENSEN@LACITY.ORG

APPLICANT	13104 G1INV COLISE LLC
ADDRESS	27720 DICKASON DRIVE, SANTA CLARITA, CA 91355
PHONE NUMBER	(661) 702-4550

PROJECT DESCRIPTION

Project Description: The Proposed Project is the demolition of an existing single-family dwelling and accessory structures and the construction, use, and maintenance of a 2-story, approximately 43 feet, 8 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 Community Commercial, and a Zone and Height District Change from RA-1-K to C1-1VL-K. In order to construct the Project, 350 cubic yards of cut, 300 cubic yards of fill, and recompaction to a depth of 6 feet of 4,444 cubic yards is proposed.

To achieve the proposed Project, the applicant is requesting:

- Pursuant to Los Angeles City Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code, a General Plan Amendment to the Sylmar Community Plan from Very Low I Residential to Community Commercial.
- Pursuant to Los Angeles Municipal Code Section 12.32 F, a Zone and Height District Change from RA-1-K to C1-1VL-K.

(For additional detail, see “Section 3. PROJECT DESCRIPTION”).

ENVIRONMENTAL SETTING

The subject property is an approximately 26,478 square foot, regularly-shaped lot is currently developed with a single-family dwelling and two accessory buildings proposed for removal as part of this action. The building appears to be vacant as gravel and weedy species cover the surface of the site. The property is located on the north side of N. Glenoaks Boulevard between Polk Street to the east and Tyler Street to the west, within the Sylmar Community Plan area. The subject property has approximately 86 feet of frontage along the east side of N. Glenoaks Boulevard, a designated Boulevard II in the Mobility Plan 2035, and is relatively flat. The subject property is zoned RA-1-K, and designated for Very Low I Residential land use by the Community Plan. The existing RA zone is a one-family agricultural zone that permits suburban uses, including one family dwellings, parks, playgrounds, community centers, truck gardening, accessory living quarters, and home occupations. The “1” height district on the existing RA zone limits buildings and structures to a maximum height of either 33 feet (if the roof slope is less than 25 percent), or 28 feet (if the roof slope is more than 25 percent), and does not limit the number of stories. The lot is also located in whole within an Equine Keeping “K” District. The subject property is not located within any geographic specific plan area.

The subject site is currently developed with a one-story single-family residence, two accessory buildings, and is devoid of any landscape.

North Glenoaks Boulevard is dedicated to a width of 80 feet and is improved with a curb and gutter (no sidewalk or parkway) along the frontage of the subject property.

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. Further to the north properties are zoned a mix of RA-1-K and RD6-1XL-K and developed with a mix of single-family and multi-family residential uses. To the northeast of the project site is a large site zoned OS-1XL and developed with the Sylmar Park & Recreation Center and Los Angeles Fire Department Station 91. Properties further to the east south, and, west are primarily zoned R1-1 and developed with single-family residential uses. Other nearby uses are zoned (Q)RD6-1 and RA-1-K and developed with multi-family and single-family residential land uses, respectively.

The Zone Information and Map Access System (ZIMAS) shows the subject site located in a geographic area designated under “ZI-2438 Equine Keeping in the City of Los Angeles”, which has certain standards for the location of equine keeping uses; no such uses are proposed as part of this project or known to exist on abutting properties based on aerial imagery. The property to the immediate west does have some structures which appear to be stables; however, the habitable areas of the proposed project are located at least 49 feet from these structures which exceeds the minimum 35-foot distancing requirement of the equine-keeping regulations. The subject site is also located in a geographic area designated under “ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations,” which would apply to the current RA zone, but not to the proposed C1 zone. Community Plan Footnote No. 9 states that “new residential development in designated commercial areas should include neighborhood retail and service uses at the first floor level” which the proposed Project would comply with. The subject property is located within 500 feet of a school (Olive Vista Middle School). It is not located in an Airport Hazard area or a Specific Plan area.

ZIMAS identifies the flood zone hazard for the property as “Outside Flood Zone.” The site is also located within an Urban Agriculture Incentive Zone; however, the proposed Project does not involve a contract to use vacant property for agricultural purposes in exchange for reduced property taxes. The site is also within a High Wind Velocity area; however, construction of the proposed two-story structure will not pose any significant hazard relative to wind. The site is located within the Sierra Madre Fault Zone; however, it is not within the Alquist-Priolo Fault Zone. The site is not located within a Special Grading Area, is not within an area prone to Liquefaction, or an area identified as being subject to Landslides, and it is not within a Tsunami Inundation Area, a Methane Hazard Area, or a Very High Fire Hazard Severity Zone. Fire protection service is provided by Valley Bureau, Battalion 12, Fire Station 91 of the Los Angeles Fire Department. Police protection service is provided by the Valley Bureau, Mission Station (Reporting District 1902) of the Los Angeles Police Department.

(For additional detail, see “Section 3. PROJECT DESCRIPTION”).

OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED

(e.g. permits, financing approval, or participation agreement)

None

CALIFORNIA NATIVE AMERICAN CONSULTATION

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

The initial request for consultation from the Fernandeno Tataviam Band of Mission Indians, dated July 7, 2020, was received and resulted in the recommendation of mitigation measures related to inadvertent discovery of tribal resources/human remains, submitted via email on July 14, 2020.

The initial request for consultation from the Gabrieleno Band of Mission Indians - Kizh Nation, dated July 9, 2020 was received and resulted in a consultation meeting on August 12, 2020. At the meeting, representatives of the tribal government deferred their review to the Fernandeno Tataviam Band of Mission Indians, as confirmed via email on August 13, 2020.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture & Forestry Resources | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use / Planning | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

- ☐ I find the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Claudia Rodriguez

PRINTED NAME

Senior City Planner

TITLE

SIGNATURE

DATE

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analysis," as described in (5) below, may be cross referenced).
- 5) Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated
- 7) Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.

9) The explanation of each issue should identify:

- a) The significance criteria or threshold, if any, used to evaluate each question; and
- b) The mitigation measure identified, if any, to reduce the impact to less than significance.

MITIGATION MEASURES IDENTIFIED FOR THIS PROJECT

Tribal Cultural Resources

TCR-1: The Lead Agency and/or applicant shall, in good faith, consult with the Fernandeano Tataviam Band of Mission Indians on the disposition and treatment of any Tribal Cultural Resource encountered during the Project grading.

INITIAL STUDY

3 PROJECT DESCRIPTION

3.1 PROJECT SUMMARY

The Proposed Project is the demolition of an existing single-family dwelling and accessory structures and the construction, use, and maintenance of a 2-story, approximately 43 feet, 8 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 Community Commercial, and a Zone and Height District Change from RA-1-K to C1-1VL-K.

3.2 ENVIRONMENTAL SETTING

3.2.1 Project Location

The proposed Project is located at 13104 N. Glenoaks Boulevard in the Sylmar Community Plan area in the City of Los Angeles. The subject site is an interior parcel of land located on the north side of N. Glenoaks Boulevard, between Polk Street to the east, and Tyler Street to the south. (See Figures A-1 and A-2).

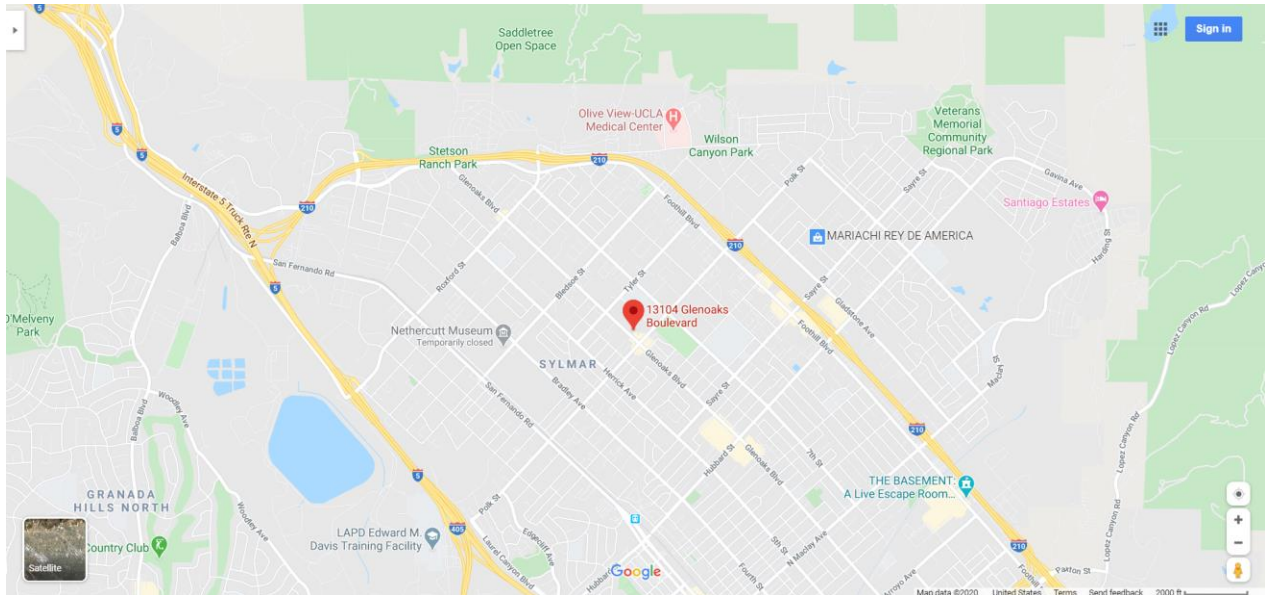


FIGURE A-1. REGIONAL AND SITE LOCATION MAP

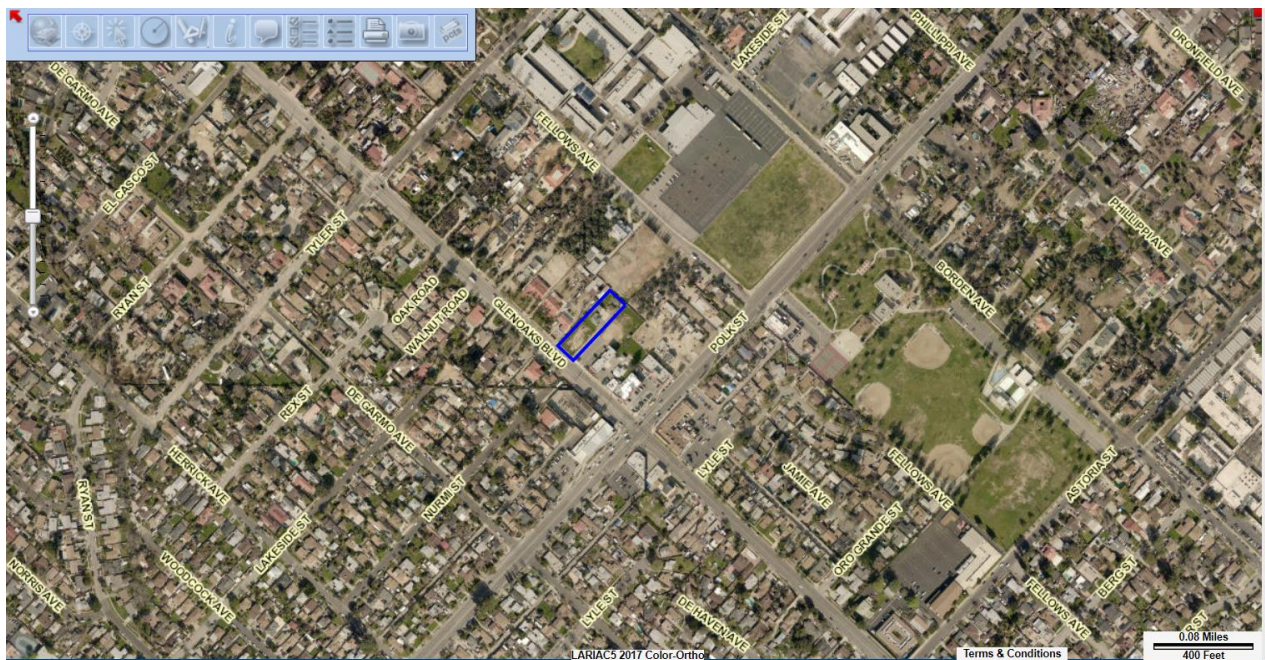


FIGURE A-2. AERIAL PHOTOGRAPH OF PROJECT SITE AND VICINITY

3.2.2 Existing Conditions

The approximately 26,478 square foot, regularly-shaped lot is currently developed with a single-family dwelling and two accessory buildings proposed for removal as part of this action. The building appears to be vacant as gravel and weedy species cover the surface of the site. The site's N. Glenoaks Boulevard frontage is unimproved when compared to the adjacent developed parcels to the east and west (i.e., no sidewalk or parkway), and a

single driveway is located along the property's N. Glenoaks Boulevard frontage. The subject property is relatively flat.

The subject property has approximately 87 feet of frontage along the north side of N. Glenoaks Boulevard, a designated Boulevard II in the Mobility Plan 2035, dedicated to an apparent (half roadway) width of 40 feet and improved with curb and gutter.

The subject site is zoned RA-1-K and designated for Very Low I Residential land use in the Sylmar Community Plan (See Figure A-3). To achieve the proposed Project, the applicant is requesting a General Plan Amendment to the Sylmar Community Plan from Very Low I Residential to Community Commercial, and a Zone and Height District Change from RA-1-K to C1-1VL-K. The 1VL height district limits buildings and structures to a maximum height of either 45 feet, or three (3) stories.

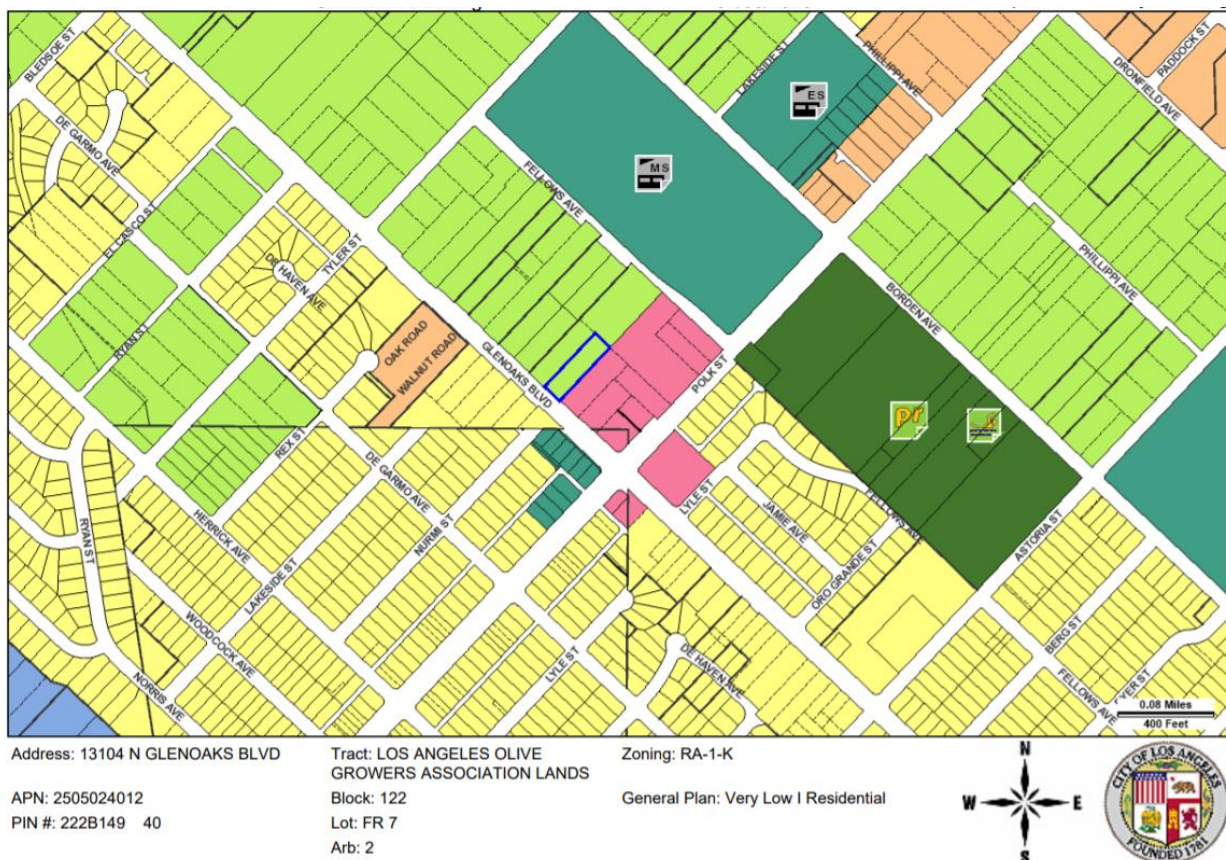


Figure A-3. Zoning Map

3.2.3 Surrounding Land 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. Further to the north properties are zoned a mix of RA-1-K and RD6-1XL-K and developed with a mix of single-family and multi-family residential uses. To the northeast of the project site is a large site zoned OS-1XL and developed with the Sylmar Park & Recreation Center, and (Insert LAFD station from above). Properties further to the east, south, and west are primarily zoned R1-1 and developed with single-family residential uses. Other nearby uses are zoned (Q)RD6-1 and RA-1-K and developed with multi-family and single-family residential land uses respectively.

3.3 DESCRIPTION OF PROJECT

3.3.1 Project Overview

The Proposed Project is the demolition of an existing single-family dwelling and accessory structures and the construction, use, and maintenance of a 2-story, approximately 43 feet, 8 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 Community Commercial, and a Zone and Height District Change from RA-1-K to C1-1VL-K. In order to construct the Project, 350 cubic yards of cut, 300 cubic yards of fill, and recompaction to a depth of 6 feet of 4,444 cubic yards is proposed.

To achieve the proposed Project, the applicant is requesting:

- Pursuant to Los Angeles City Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code, a General Plan Amendment to the Sylmar Community Plan from Very Low I Residential to Community Commercial.
- Pursuant to Los Angeles Municipal Code Section 12.32 F, a Zone and Height District Change from RA-1-K to C1-1VL-K.

3.4 REQUESTED PERMITS AND APPROVALS

The list below includes the anticipated requests for approval of the Project. The Mitigated Negative Declaration will analyze impacts associated with the Project and will provide environmental review sufficient for all necessary entitlements and public agency actions associated with the Project. The discretionary entitlements, reviews, permits and approvals required to implement the Project include, but are not necessarily limited to, the following:

- Pursuant to Los Angeles City Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code, a General Plan Amendment to the Sylmar Community Plan from Very Low I Residential to Community Commercial.
- Pursuant to Los Angeles Municipal Code Section 12.32 F, a Zone and Height District Change from RA-1-K to C1-1VL-K.

Initial Study

4 ENVIRONMENTAL IMPACT ANALYSIS

I. AESTHETICS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099 would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Have a substantial adverse effect on a scenic vista?

Less Than Significant Impact. A significant impact would occur if the proposed project would have a substantial adverse effect on a scenic vista. A scenic vista refers to views of focal points or panoramic views of broader geographic areas that have visual interest. A focal point view would consist of a view of a notable object, building, or setting. An impact on a scenic vista would occur if the bulk or design of a building or development contrasts enough with a visually interesting view, so that the quality of the view is permanently affected. The proposed Project site is surrounded by two-story commercial uses and one-story single-family dwellings. Therefore, although the proposed Project would increase the height and massing on the subject site, project implementation would not obstruct any views of unique scenic vistas or focal points. Therefore, impacts related to scenic vistas would be less than significant. Development of the proposed project would result in an incremental intensification of existing prevailing land uses in an already urbanized area of Los Angeles. Furthermore, development of the project and related projects is expected to occur in accordance with adopted plans and regulations. Therefore, cumulative aesthetic impacts would be less than significant.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, or other locally recognized desirable aesthetic natural feature within a state scenic highway?

No Impact. A significant impact would occur if the proposed project would substantially damage scenic resources within a State Scenic Highway. The City of Los Angeles' General Plan Mobility Element (Citywide General Plan Circulation System Maps) as well as the CalTrans website at http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/langeles.htm indicates that no State and/or City-designated scenic highways are located near the project site. Therefore, no impacts related to a State scenic highways would occur.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less Than Significant Impact. A significant impact would occur if the proposed project would substantially degrade the existing visual character or quality of the project site and its surroundings. Significant impacts to the visual character of a site and its surroundings are generally based on the removal of features with aesthetic value, the introduction of contrasting urban features into a local area, and the degree to which the elements of the proposed project detract from the visual character of an area. The proposed Project site is currently developed with a single-family residence. The surrounding development includes single-family dwellings and two-story commercial developments. The proposed project would include design features and landscaping improvements to enhance the visual quality of the area. Accordingly, the proposed project would not degrade the existing visual character or quality of the project site and its surroundings. Therefore, the proposed project would result in a less-than-significant impact on visual quality.

d) Create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area?

Less Than Significant Impact. A significant impact would occur if light and glare substantially altered the character of off-site areas surrounding the site or interfered with the performance of an off-site activity. Light impacts are typically associated with the use of artificial light during the evening and night-time hours. Glare may be a daytime occurrence caused by the reflection of sunlight or artificial light from highly polished surfaces, such as window glass and reflective cladding materials, and may interfere with the safe operation of a motor vehicle on adjacent streets. Daytime glare is common in urban areas and is typically associated with mid- to high-rise buildings with exterior façades largely or entirely comprised of highly reflective glass or mirror-like materials. Nighttime glare is primarily associated with bright point-source lighting that contrasts with existing low ambient light conditions.

Due to the urbanized nature of the area, a moderate level of ambient nighttime light already exists. Nighttime lighting sources include street lights, vehicle headlights, and interior and exterior building illumination. The proposed project does not include any elements or features that would create substantial new sources of glare. Therefore, light and glare impacts would be less than significant.

II. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. A significant impact would occur if the proposed project would convert valued farmland to non-agricultural uses. The project site is developed with two commercial structures and one single-family dwelling and attached garage. No Farmland, agricultural uses, or related operations are present within the project site or surrounding area. Due to its urban setting, the project site and surrounding area are not included in the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, the proposed Project would not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use, and no impact would occur.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. A significant impact would occur if the proposed project conflicted with existing agricultural zoning or agricultural parcels enrolled under the Williamson Act. The project site is not zoned for agricultural use or under a Williamson Contract. As the project site and surrounding area do not contain farmland of any type, the proposed project would not conflict with a Williamson Contract. Therefore, no impacts would occur.

In addition, the ZIMAS designates the proposed Project site as an Urban Agriculture Incentive Zone, which is a state program that allows landowners to enter into a voluntary contract with the City to use vacant properties for active agricultural uses. In this instance, the proposed project does not include a proposal to use a portion of the site for active agricultural uses, pursuant to an Urban Agriculture Incentive Zone contract with the City.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. A significant impact would occur if the proposed project conflicted with existing zoning or caused rezoning of forest land or timberland, or resulted in the loss of forest land or in the conversion of forest land to non-forest use. The project site and the surrounding area are not zoned for forest land or timberland. Accordingly, the proposed Project would not conflict with forest land or timberland zoning or result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact would occur.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. A significant impact would occur if the proposed project conflicted with existing zoning or caused rezoning of forest land or timberland, or resulted in the loss of forest land or in the conversion of forest land to non-forest use. The project site and the surrounding area are not zoned for forest land or timberland. Accordingly, the proposed Project would not conflict with forest land or timberland zoning or result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact would occur.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use, or conversion of forest land to non-forest use?

No Impact. The project site does not contain farmland, forestland, or timberland. Therefore, no impacts would occur.

III. AIR QUALITY

Where available, the significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact. The South Coast Air Quality Management District (SCAQMD) is the agency primarily responsible for comprehensive air pollution control in the South Coast Air Basin and reducing emissions from area and point stationary, mobile, and indirect sources. SCAQMD prepared the 2012 Air Quality Management Plan (AQMP) to meet federal and state ambient air quality standards. A significant air quality impact may occur if a project is inconsistent with the AQMP or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of that plan. The proposed project is not expected to conflict with or obstruct the implementation of the AQMP and SCAQMD rules. The proposed project is also subject to the City's Green Building Program Ordinance (Ord. No. 179,890), which was adopted to reduce the use of natural resources, create healthier living environments, and minimize the negative impacts of development on local, regional and global ecosystems.

In addition, the proposed project will be subject to Regulatory Compliance Measures (RCM) which will reduce proposed construction and operations-related air emissions. Therefore, impacts would be less than significant.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Less than Significant Impact. A significant impact would occur if the proposed Project would violate any air quality standard or contribute substantially to an existing or projected air quality violation. The Proposed Project is the demolition of an existing single-family dwelling and accessory structures and the construction, use, and maintenance of a 2-story, approximately 43 feet, 8 inches in height, 13,135 square-foot mixed-use building. The Proposed Project would include eight (8) dwellings (including two (2) 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.

The Project will produce fugitive dust and mobile source emissions as a result of construction activity. The proposed Project and the entire Los Angeles metropolitan area are located within the South Coast Air Basin, which is characterized by relatively poor air quality. The Basin is currently classified as a federal and State non-attainment area for Ozone (O₃), Respirable Particulate Matter (PM₁₀ and PM_{2.5}), and lead (Pb) and a federal attainment/maintenance area for Carbon Monoxide (CO). It is classified as a State attainment area for CO, and it currently meets the federal and State standards for Nitrogen Dioxide (NO₂), Sulfur Oxides (SO_x), and lead (Pb). Because the Basin is designated as a State and/or federal nonattainment air basin for O₃, PM₁₀, PM_{2.5}, and NO₂, there is an on-going regional cumulative impact associated with these pollutants. However, an individual project can emit these pollutants without significantly contributing to this cumulative impact depending on the magnitude of emissions. This magnitude is determined by the project-level significance thresholds established by the SCAQMD.

The proposed Project is below the Department's interim air quality screening criteria of less than 80 residential units and less than 20,000 cubic yards of soil export. The Project would be subject to regulatory compliance measures, which reduce the impacts of construction regional emissions. Further, based on published studies for similar projects, during the construction phase, the proposed Project would not likely exceed the regional SCAQMD significance thresholds for emissions of Carbon Monoxide (CO), Reactive Organic Compounds (ROG), Nitrogen Oxides (NOx), Particulate Matter (PM10 and PM2.5), and Sulfur Dioxide (SOx). Therefore, regional emission impacts for the proposed project would be less than significant for all construction phases.

Motor vehicles that access the project site would be the predominant source of long-term project operations emissions. Additional emissions would be generated by area sources, such as energy use and landscape maintenance activities. The project would be subject to regulatory compliance measures, which reduce the impacts of operational regional emissions. Therefore, the proposed project would result in a less-than-significant impact related to regional operational emissions.

c) Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. Based on the City of Los Angeles CEQA Thresholds Guide, a significant impact may occur if a project were to generate pollutant concentrations to a degree that would significantly affect sensitive receptors. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The SCAQMD has developed localized significance thresholds (LSTs) that are based on the amount of maximum daily localized construction emissions per day that can be generated by a project that would cause or contribute to adverse localized air quality impacts. These apply to projects that are less than or equal to five acres in size and are only applicable to Respirable Particulate Matter (PM10 and PM2.5), Carbon Monoxide (CO), and Nitrogen Oxides (NOx).

The project will produce fugitive dust and mobile source emissions as a result of construction activity. However, and as identified above, the Project would be subject to regulatory compliance measures, which reduce the impacts of construction and operational regional emissions. A project of this size (i.e., less than 80 residential units and less than 20,000 cubic yards of soil export) would not likely exceed the project-level SCAQMD significance thresholds for localized emissions of Particulate Matter (PM10 and PM2.5), Carbon Monoxide (CO), Nitrogen Oxides (NOx), Reactive Organic Gasses (ROG), and Sulfur Dioxide (SO₂). Therefore, localized emission impacts for the proposed project would be less than significant for all construction phases and the proposed project would not expose sensitive receptors to substantial localized criteria pollutant emissions during construction.

The California Air Resources Board (CARB) has published guidance for locating new sensitive receptors (e.g., residences) away from nearby sources of air pollution. Relevant recommendations include avoiding siting new sensitive land uses within 500 feet of a freeway or 300 feet of a large gas station (defined as a facility with a throughput of 3.6 million gallons per year or greater). The location of the proposed project would be consistent with the CARB recommendations for locating new sensitive receptors. Therefore, the proposed project would result in a less-than-significant impact.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less Than Significant Impact. Potential sources that may emit odors during construction activities include equipment exhaust and architectural coatings. Odors from these sources would be localized and generally confined to the immediate area surrounding the project site. The proposed Project would utilize typical construction techniques, and the odors would be typical of most construction sites and temporary in nature. Construction of the proposed project would not cause an odor nuisance.

According to the SCAQMD *CEQA Air Quality Handbook*, land uses and industrial operations that are associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies and fiberglass molding. The proposed land uses would not result in activities that create objectionable odors. Therefore, the proposed project would result in a less-than-significant impact related to objectionable odors.

IV. BIOLOGICAL RESOURCES

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No Impact. A project would have a significant biological impact through the loss or destruction of individuals of a species or through the degradation of sensitive habitat. The project site is located in a highly urbanized area on a previously disturbed site. Therefore, no impact would result.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No Impact. A significant impact would occur if any riparian habitat or natural community would be lost or destroyed as a result of urban development. The project site does not contain any riparian habitat and does not contain any streams or water courses necessary to support riparian habitat. The Project site is located in a highly urbanized area. Proposed Project activities will be limited to the site. As such, no disturbance to the channel will occur. Therefore, the proposed Project would not have any effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife (CDFW) or the United States Fish and Wildlife Services (USFWS), and no impacts would occur.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. A significant impact would occur if federally protected wetlands would be modified or removed by a project. The Project site does not contain any federally protected wetlands, wetland resources, or other waters of the United States as defined by Section 404 of the Clean Water Act. The Project site is located in a highly urbanized area. Proposed Project activities will be limited to the site. As such, no disturbance to the channel will occur. Therefore, the proposed project would not have any effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, and no impacts would occur.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No Impact. A significant impact would occur if the proposed project would interfere with, or remove access to, a migratory wildlife corridor or impede use of native wildlife nursery sites. Due to the highly urbanized nature of the project site and surrounding area, and the lack of a major water body, the project site does not support habitat for native resident or migratory species or contain native nurseries. Proposed Project activities will be limited to the site. As such, no disturbance to the channel will occur. Therefore, the proposed project would not interfere with wildlife movement or impede the use of native wildlife nursery sites, and no impact would occur.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. A significant impact would occur if the proposed project would be inconsistent with local regulations pertaining to biological resources. The proposed Project would not conflict with any policies or ordinances protecting biological resources, such as the City of Los Angeles Protected Tree Ordinance (No. 177,404). The project site does not contain locally-protected biological resources, such as oak trees, Southern California black walnut, western sycamore, and California bay trees, as there are no trees located on the site. Therefore, the proposed Project would not conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands), and no impacts would occur.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The project site and its vicinity are not part of any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. Therefore, the proposed project would not conflict with the provisions of any adopted conservation plan, and no impacts would occur.

V. CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Cause a substantial adverse change in the significance of a historical resource as pursuant to State CEQA Guidelines §15064.5?

Less Than Significant Impact. A significant impact would occur if the proposed Project would substantially alter the environmental context of or remove historical resources. The Project does not propose demolition of any structures, the subject property is not identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register. In addition, the site was not found to be a potential historic resource based on SurveyLA, the citywide survey of Los Angeles or the City's HistoricPlacesLA website. Therefore, the impact would be less than significant.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to State CEQA Guidelines §15064.5?

Less Than Significant Impact. A significant impact would occur if a known or unknown archaeological resource would be removed, altered, or destroyed as a result of the proposed development. Section 15064.5 of the State CEQA Guidelines defines significant archaeological resources as resources that meet the criteria for historical resources or resources that constitute unique archaeological resources. A project-related significant impact could occur if a project would significantly affect archaeological resources that fall under either of these categories.

If archaeological resources are discovered during excavation, grading, or construction activities, work shall cease in the area of the find until a qualified archaeologist has evaluated the find in accordance with federal, State, and local guidelines, including those set forth in California Public

Resources Code Section 21083.2. Per regulatory compliance measures, personnel of the proposed Project shall not collect or move any archaeological materials and associated materials. Construction activity may continue unimpeded on other portions of the Project site. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Therefore, the impact would be less than significant.

c) Disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant With Mitigation Incorporated. A significant impact would occur if previously interred human remains would be disturbed during excavation of the project site. Human remains could be encountered during excavation and grading activities associated with the proposed project. While no formal cemeteries, other places of human interment, or burial grounds or sites are known to occur within the project area, there is always a possibility that human remains can be encountered during construction. If human remains are encountered unexpectedly during construction demolition and/or grading activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to California Public Resources Code (PRC) Section 5097.98. If human remains of Native American origin are discovered during project construction, compliance with state laws, which fall within the jurisdiction of the Native American Heritage Commission (NAHC) (Public Resource Code Section 5097), relating to the disposition of Native American burials will be adhered to. As analyzed under Section XVIII, Tribal Cultural Resources, and following an initial request for consultation pursuant to AB52 from the Fernandeno Tataviam Band, consultation was completed with the recommendation of TCR-1, below, which would require further consultation with the tribal government upon any inadvertent discoveries. Therefore, the impact would be less than significant.

TCR-1: The Lead Agency and/or applicant shall, in good faith, consult with the Fernandeno Tataviam Band of Mission Indians on the disposition and treatment of any Tribal Cultural Resource encountered during the Project grading.

VI. ENERGY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less Than Significant Impact. The proposed Project will be subject to all applicable regulations implemented by Title 24, the City of Los Angeles Green Building Code, and the City's Department of Water and Power during construction and operations. Furthermore, while not shown on the applicant's roof plans, a solar zone with a total area equal to or greater than 15% of the building's total roof area will be required as per code requirements. As such, any impacts due to wasteful, inefficient, or unnecessary consumption of energy will be less than significant.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less Than Significant Impact. The State of California Energy Commission and the City's Departments of Water and Power and Public Works offer programs to encourage energy efficiency. The proposed Project would not conflict with or obstruct either state or local plans for renewable energy or energy efficiency.

VII. GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Less Than Significant Impact. A significant impact would occur if the proposed project would cause personal injury or death or result in property damage as a result of a fault rupture occurring on the project site and if the project site is located within a State-designated Alquist-Priolo Zone or other designated fault zone. As identified on the ZIMAS, the site is identified to be within the Sierra Madre Fault Zone but is not located within an Alquist-Priolo Special Studies Zone or Fault Rupture Study Area according to the California Department of Conservation Special Studies Zone Map. The Alquist-Priolo Earthquake Fault Zoning Act is intended to mitigate the hazard of surface fault rupture on structures for human occupancy. The Project will be also required to comply with all Regulatory Compliance Measures. Therefore, impacts would be less than significant.

ii) Strong seismic ground shaking?

Less Than Significant Impact. A significant impact would occur if the proposed project would cause personal injury or death or resulted in property damage as a result of seismic ground shaking. The entire Southern California region is susceptible to strong ground shaking from severe earthquakes. Consequently, development of the proposed project could expose people and structures to strong seismic ground shaking. However, the proposed project would be designed and constructed in accordance with State and local Building Codes to reduce the potential for exposure of people or structures to seismic risks to the maximum extent possible. The proposed project would be required to comply with the California Department of Conservation, Division of Mines and Geology (CDMG), which provides guidance for the evaluation and mitigation of earthquake-related hazards, and with the seismic safety requirements in the Uniform Building Code (UBC) and the LAMC. Further, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate the grading and construction of projects in these particular types of “sensitive” locations. Together, these requirements and measures have been historically proven to work to the satisfaction of the City Engineer to reduce potential seismic impacts to the maximum extent possible. Compliance with such requirements would reduce potential seismic ground shaking impacts to the maximum extent practicable with current engineering practices.

iii) Seismic-related ground failure, including liquefaction?

No Impact. Based upon the criteria established in the City of Los Angeles CEQA Thresholds Guide, a significant impact may occur if a proposed project site is located within a liquefaction zone. Liquefaction is the loss of soil strength or stiffness due to a buildup of pore-water pressure during severe ground shaking. This site is not located in the California Department of Conservation’s Seismic Hazard Zones Map, and the project site is not located within a liquefaction zone. Furthermore, the applicant submitted a Geotechnical Investigation to the Department of Building and Safety for review (Appendix A). Therefore, no impact related to seismic-related ground failure, including liquefaction, would occur.

iv) Landslides?

No Impact. A significant impact would occur if the proposed project would be implemented on a site that would be located in a hillside area with unstable geological conditions or soil types that would be susceptible to failure when saturated. According to the California Department of Conservation, Division of Mines and Geology, the Seismic Hazard Zones Map for this area shows the project site is not located within a landslide hazard zone. The project site and surrounding area are relatively flat. Therefore, the proposed project would not expose people or structures to potential effects resulting from landslides, and no impacts would occur.

b) Result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. A significant impact would occur if construction activities or future uses would result in substantial soil erosion or loss of topsoil. Construction of the proposed project will result in minimal surface disturbance during site clearance and grading, which could create the potential for short-term erosion impacts to occur.

All construction activities are required to be performed in accordance with the Los Angeles Building Code and the Los Angeles Regional Water Quality Control Board, through the City's Stormwater Management Division. Applicable requirements include development of a Storm Water Pollution Prevention Plan that includes an erosion control plan addressing construction-related wind and waterborne erosion.

In addition, all onsite grading and site preparation is required to comply with applicable provisions of Chapter IX, Division 70 of the LAMC, as well as the conditions imposed by the City of Los Angeles Department of Building and Safety's Soils Report Approval Letter dated February 5, 2019 (Log Reference No. 106749) (Appendix B). Therefore, a less than significant impact would occur with respect to erosion or loss of topsoil.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Less Than Significant Impact. A significant impact would occur if any unstable geological conditions would result in any type of geological failure, including lateral spreading, off-site landslides, liquefaction, or collapse. Development of the proposed project would not have the potential to expose people and structures to seismic-related ground failure, including liquefaction and landslide. Subsidence and ground collapse generally occur in areas with active groundwater withdrawal or petroleum production. The extraction of groundwater or petroleum from sedimentary source rocks can cause the permanent collapse of the pore space previously occupied by the removed fluid. According to the Safety Element of the City of Los Angeles General Plan, and the Critical Facilities and Lifeline Systems, Exhibit E of the Environmental and Public Facilities Map (1996), the project site is not identified as being located in an oil field or within an oil drilling area. The proposed project would be required to implement standard construction practices that would ensure that the integrity of the project site and the proposed structures is maintained. Construction will be required by the Department of Building and Safety

to comply with the City of Los Angeles Uniform Building Code (UBC) which is designed to assure safe construction and includes building foundation requirements appropriate to site conditions. Therefore, the potential for landslide lateral spreading, subsidence, liquefaction or collapse would be less-than-significant.

d) Be located on expansive soil, as defined in Table 18.1 B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Less Than Significant Impact. A significant impact would occur if the proposed project would be built on expansive soils without proper site preparation or design features to provide adequate foundations for project buildings, thus, posing a hazard to life and property. Expansive soils have relatively high clay mineral and expand with the addition of water and shrink when dried, which can cause damage to overlying structures. However, the proposed project would be required to comply with the requirements of the UBC, LAMC, and other applicable building codes. Compliance with such requirements would reduce impacts related to expansive soils, and impacts would be less than significant.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

Less than Significant Impact. A project would cause a significant impact if adequate wastewater disposal is not available. The project site is located in a highly urbanized area, where wastewater infrastructure is currently in place. The proposed project would connect to existing sewer lines that serve the project site and would not use septic tanks or alternative wastewater disposal systems. Therefore, impacts would be less than significant.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact. A significant impact would occur if excavation or construction activities associated with the proposed project would disturb paleontological or unique geological features. If paleontological resources are discovered during excavation, grading, or construction, the City of Los Angeles Department of Building and Safety shall be notified immediately, and all work shall cease in the area of the find until a qualified paleontologist evaluates the find. Construction activity may continue unimpeded on other portions of the Project site. The paleontologist shall determine the location, the time frame, and the extent to which any monitoring of earthmoving activities shall be required. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Therefore, the impact would be less than significant.

VIII. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less Than Significant Impact. Greenhouse gases (GHG) are those gaseous constituents of the atmosphere, both natural and human generated, that absorb and emit radiation at specific wavelengths within the spectrum of terrestrial radiation emitted by the earth's surface, the atmosphere itself, and by clouds. The City has adopted the LA Green Plan to provide a citywide plan for achieving the City's GHG emissions targets, for both existing and future generation of GHG emissions. In order to implement the goal of improving energy conservation and efficiency, the Los Angeles City Council has adopted multiple ordinances and updates to establish the current Los Angeles Green Building Code (LAGBC) (Ordinance No. 181,480). The LAGBC requires projects to achieve a 20 percent reduction in potable water use and wastewater generation. Through required implementation of the LAGBC, the proposed project would be consistent with local and statewide goals and policies aimed at reducing the generation of GHGs. Therefore, the proposed Project's generation of GHG emissions would not make a cumulatively considerable contribution to emissions and impacts would be less than significant.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less Than Significant Impact. The California legislature passed Senate Bill (SB) 375 to connect regional transportation planning to land use decisions made at a local level. SB 375 requires the metropolitan planning organizations to prepare a Sustainable Communities Strategy (SCS) in their regional transportation plans to achieve the per capita GHG reduction targets. For the SCAG region, the SCS is contained in the 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The 2012-2035 RTP/SCS focuses the majority of new housing and job growth in high-quality transit areas and other opportunity areas on existing main streets, in downtowns, and commercial corridors, resulting in more opportunity for transit-oriented development. In addition, SB 743, adopted September 27, 2013, encourages land use and transportation planning decisions that reduce vehicle miles traveled, which

contribute to GHG emissions, as required by AB 32. The project would provide infill residential development along N. Glenoaks Boulevard which is a major transportation corridor, and would not interfere with SCAG's ability to implement the regional strategies outlined in the 2012-2035 RTP/SCS. The proposed Project, therefore, would be consistent with statewide, regional and local goals and policies aimed at reducing GHG emissions and would result in a less-than-significant impact related to plans that target the reduction of GHG emissions.

IX. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact. A significant impact would occur if the proposed project would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Construction of the proposed project would involve the temporary use of potentially hazardous materials, including vehicle fuels, oils, and transmission fluids. Operation of the project would involve the limited use and storage of common hazardous substances typical of those used in multi-family residential and retail/commercial developments, including lubricants, paints, solvents, custodial products (e.g., cleaning supplies), pesticides and other landscaping supplies, and vehicle fuels, oils, and transmission fluids. No uses or activities are proposed that would result in the use or discharge of unregulated hazardous materials and/or substances, or create a public hazard through transport, use, or disposal. As a mixed-use residential development, the proposed project would not involve large quantities of hazardous materials that would require routine transport, use, or disposal. With compliance to applicable standards and regulations and adherence to manufacturer's instructions related to the transport, use, or disposal of hazardous materials, the proposed project would not create a significant hazard through the routine transport, use, or disposal of hazardous materials, and impacts would be less than significant.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

No Impact. A significant impact would occur if the proposed Project created a significant hazard to the public or environment due to a reasonably foreseeable release of hazardous materials. The subject property currently has two structures associated with a single-family use that are proposed for removal. Therefore, there is no known source of hazardous materials on the property including asbestos or lead based paint, and no indication of a prior use that could have included use of such materials on the site. Therefore, no impact would result.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less Than Significant Impact. Construction activities have the potential to result in the release, emission, handling, and disposal of hazardous materials within one-quarter mile of an existing school. Based on a review of surrounding land uses, there is one school within 500 feet - Olive Vista Middle School, located at 14600 Tyler Street. A significant impact would occur if the proposed Project site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would create a significant hazard to the public or the environment. The California Department of Toxic Substances Control (DTSC) maintains a database (EnviroStor) that provides access to detailed information on hazardous waste permitted sites and corrective action facilities, as well as existing site cleanup information. EnviroStor also provides information on investigation, cleanup, permitting, and/or corrective actions that are planned, being conducted, or have been completed under DTSC's oversight. A review of EnviroStor did not identify any records of hazardous waste facilities on the project site. The proposed project would provide for infill development that consists of a new two-story mixed-use

building. This type of use would be expected to use and store very small amounts of hazardous materials, such as paints, solvents, cleaners, pesticides, etc. All hazardous materials within the project site would be acquired, handled, used, stored, transported, and disposed of in accordance with all applicable federal, State, and local requirements. With this regulatory compliance, the proposed project would result in a less-than-significant impact.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Less Than Significant Impact. A significant impact would occur if the proposed Project site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would create a significant hazard to the public or the environment. The California Department of Toxic Substances Control (DTSC) maintains a database (EnviroStor) that provides access to detailed information on hazardous waste permitted sites and corrective action facilities, as well as existing site cleanup information. EnviroStor also provides information on investigation, cleanup, permitting, and/or corrective actions that are planned, being conducted, or have been completed under DTSC's oversight. A review of EnviroStor did not identify any records of hazardous waste facilities on the project site.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

Less Than Significant Impact. The project site is not located in an airport land use plan area. ZIMAS does not identify the subject site to be within an Airport Hazard area, and the proposed two-story mixed-use building is not anticipated to result in any conflict with airport plans or pose a safety hazard for people residing or working in the project area. Therefore, impacts would be less than significant.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Impact. Glenoaks Boulevard, on which the project is located, is designated as an emergency route (City of Los Angeles, *Safety Element of the Los Angeles City General Plan, Critical Facilities and Lifeline Systems*, Exhibit H, November 1996.) The proposed project would not require the closure of any public or private streets and would not impede emergency vehicle access to the project site or surrounding area. Additionally, emergency access to and from the project site would be provided in accordance with requirements of the Los Angeles Fire Department (LAFD). Therefore, the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. No impact to Sunland Boulevard is anticipated during construction or operations of the proposed Project.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Impact. A significant impact would occur if the proposed project exposed people and structures to high risk of wildfire. The project site is located in a highly urbanized area of the City and the area surrounding the project site is completely developed. Accordingly, the project site and the surrounding area are not subject to wildland fires. Therefore, the proposed project would not expose people or structures to a risk of loss, injury, or death involving wildland fires, and no impact would occur.

X. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Result in substantial erosion or siltation on- or off-site;				
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;				
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or				
iv. Impede or redirect flood flows?				
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less Than Significant Impact. A significant impact would occur if the proposed Project discharges water that does not meet the quality standards of agencies which regulate surface water quality and water discharge into storm water drainage systems, or does not comply with all applicable regulations as governed by the Los Angeles Regional Water Quality Control Board. Stormwater runoff from the proposed project has the potential to introduce small amounts of pollutants into the stormwater system. Pollutants would be associated with runoff from landscaped areas (pesticides and fertilizers) and paved surfaces (ordinary household cleaners). Thus, the proposed project would be required to comply with the National Pollutant Discharge Elimination System standards and the City's Stormwater and Urban Runoff Pollution Control regulations (Ordinance No. 172,176 and No. 173,494) to ensure pollutant loads from the project site are minimized for downstream receiving waters. The ordinances contain requirements for construction activities and operation of projects to integrate low impact development practices and standards for stormwater pollution mitigation, and maximize open, green and pervious space on all projects consistent with the City's landscape ordinance and other related requirements in the City's Development Best Management Practices (BMPs) Handbook. Conformance would be ensured during the City's building plan review and approval process. Therefore, the proposed project would result in less-than-significant impacts.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less Than Significant Impact. A significant impact would occur if the proposed Project would substantially deplete groundwater or interfere with groundwater recharge. The proposed Project would not require the use of groundwater at the project site. Potable water would be supplied by LADWP, which draws its water supplies from distant sources for which it conducts its own assessment and mitigation of potential environmental impacts. Therefore, the project would not require direct additions or withdrawals of groundwater. Therefore, the impact on groundwater supplies or groundwater recharge would be less than significant.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

- i. Result in substantial erosion or siltation on- or off-site;
- ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;
- iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or
- iv. Impede or redirect flood flows?

Less Than Significant Impact. A significant impact would occur if the proposed Project would substantially alter the drainage pattern of an existing stream or river so that erosion or siltation

would result. There are no streams or rivers located in the project vicinity. Project construction would temporarily expose on-site soils to surface water runoff. However, compliance with construction-related BMPs and/or the Storm Water Pollution Prevention Plan would control and minimize erosion and siltation. During project operation, storm water or any runoff irrigation waters would be directed into existing storm drains that are currently receiving surface water runoff under existing conditions. Significant alterations to existing drainage patterns within the project site and surrounding area would not occur. Impermeable surfaces resulting from the development of the Project would not substantially change the volume of stormwater runoff in a manner that would result in flooding on- or off-site. A significant impact would occur if runoff water would exceed the capacity of existing or planned storm drain systems serving the project site, or if the proposed project would substantially increase the probability that polluted runoff would reach the storm drain system. Site-generated surface water runoff would continue to flow to the City's storm drain system, and as identified on ZIMAS, stormflows would be contained in the storm drain. Any project that creates, adds, or replaces 500 square feet of impervious surface must comply with the Low impact Development (LID) Ordinance or alternatively, the City's Standard Urban Stormwater Mitigation Plan as an LAMC requirement to address water runoff and storm water pollution. Therefore, through compliance with all applicable regulatory compliance measures, the proposed project would result in less-than-significant impacts related to existing storm drain capacity, function, or water quality.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Less Than Significant Impact. A significant impact would occur if a proposed project would be located in an area susceptible to flood, tsunami, or seiche hazard zone and results in the release of pollutants. ZIMAS records show that the subject site Flood Zone is "Outside Flood Zone" and as such, no site specific hydrology report will be required. Therefore, the risk of project inundation due to flood hazard is less than significant. Furthermore, the proposed use does not involve the storage or use of substantial quantities of potential pollutants. Therefore, the project would have a less than significant impact due to risk of pollutant release from project inundation.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact. A significant impact would occur if the proposed Project discharges water that does not meet the quality standards of agencies which regulate surface water quality and water discharge into storm water drainage systems, or does not comply with all applicable regulations as governed by the Los Angeles Regional Water Quality Control Board. The proposed Project would be required to comply with the National Pollutant Discharge Elimination System standards and the City's Stormwater and Urban Runoff Pollution Control regulations (Ordinance No. 172,176 and No. 173,494) to ensure pollutant loads from the project site are minimized for downstream receiving waters. The ordinances contain requirements for construction activities and operation of projects to integrate low impact development practices and standards for stormwater pollution mitigation, and maximize open, green and pervious space on all projects consistent with the City's landscape ordinance and other related requirements in the City's Development BMPs Handbook. Any project that creates, adds, or replaces 500 square feet of impervious surface must comply with the LID Ordinance or alternatively, the City's

Standard Urban Stormwater Mitigation Plan, as an LAMC requirement to address water runoff and storm water pollution. Conformance would be ensured during the City's building plan review and approval process. Therefore, the proposed Project would result in less than significant impacts.

XI. LAND USE AND PLANNING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Physically divide an established community?

No Impact. A significant impact would occur if the proposed project would be sufficiently large or configured in such a way so as to create a physical barrier within an established community. A physical division of an established community is caused by an impediment to through travel or a physical barrier, such as a new freeway with limited access between neighborhoods on either side of the freeway, or major street closures. The proposed Project would not involve any street vacation or closure or result in development of new thoroughfares or highways. The proposed Project, construction of 8 residential units as part of a two-story mixed-use commercial development, which is an infill development in an urbanized area in Los Angeles, would not divide an established community. Therefore, no impact would occur.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact. A significant impact may occur if a project is inconsistent with the General Plan or zoning designations currently applicable to the project site, and would cause adverse environmental effects, which the General Plan and zoning ordinance are designed to avoid or mitigate. The site is located within the Sylmar Community Plan area. The site is zoned RA-1-K, with a General Plan land use designation of Very Low I Residential. To achieve the proposed Project, the applicant is requesting a General Plan Amendment to the Sylmar Community Plan from Very Low I Residential to Community Commercial, and a Zone and Height District Change from RA-1-K to C1-1VL-K. The proposed zone corresponds to the proposed land use designation and the proposed use is permitted in the C1-1VL-K zone. The proposed project would conform to the allowable land uses pursuant to the Los Angeles Municipal Code. The decision makers will determine whether discretionary requests will conflict with applicable plans/policies. Impacts related to land use have been mitigated elsewhere, or are addressed through compliance with existing regulations. Therefore, no impact would occur.

XII. MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. A significant impact would occur if the proposed Project would result in the loss of availability of known mineral resources of regional value or locally-important mineral resource recovery site. The project site is not classified by the City as containing significant mineral deposits nor is it designated for mineral extraction land use. In addition, the project site is not identified by the City as being located in an oil field or within an oil drilling area. Therefore, the proposed project would not result in the loss of availability of any known, regionally- or locally-valuable mineral resource, and no impact would occur.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. A significant impact would occur if the proposed Project would result in the loss of availability of known mineral resources of regional value or locally-important mineral resource recovery site. The project site is not classified by the City as containing significant mineral deposits nor is it designated for mineral extraction land use. In addition, the project site is not identified by the City as being located in an oil field or within an oil drilling area. Therefore, the proposed project would not result in the loss of availability of any known, regionally- or locally-valuable mineral resource, and no impact would occur.

XIII. NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less Than Significant Impact. A noise impact is considered potentially significant if project construction activities extended beyond ordinance time limits for construction or construction-related noise levels exceed the ordinance noise level standards unless technically infeasible to do so. The proposed project consists of the construction of 8 residential units as part of a two-story mixed-use commercial development. Construction noise levels will vary at any given receptor and are dependent on the construction phase, equipment type, duration of use, distance between the noise source and receptor, and the presence or absence of barriers between the noise source and receptor. The project does not propose to deviate from any requirements of the Noise Element of the General Plan, Section 111 of the L.A.M.C., or any other applicable noise standard. The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible. Construction noise is typically governed by ordinance limits on allowable times of equipment operations. The City of Los Angeles limits construction activities to the hours of 7:00 a.m. and 9:00 p.m. on weekdays and 8:00 a.m. to 6:00 p.m. on any Saturday. Construction is not permitted on any national holiday or on any Sunday. Therefore, impacts will be less than significant.

b) Generation of, excessive groundborne vibration or groundborne noise levels?

Less Than Significant Impact. The City of Los Angeles does not address vibration in the LAMC or in the Noise Element of the General Plan. According to the Federal Transit

Administration (FTA), ground vibrations from construction activities very rarely reach the level capable of damaging structures. The construction activities that typically generate the most severe vibrations are blasting and impact pile driving. These types of activities are not proposed by the project. The FTA has published standard vibration velocities for various construction equipment operations. The estimated vibration velocity levels from construction equipment would be well below the significance thresholds. Therefore, project impacts would be less than significant.

c) For a project located within the vicinity of a private airstrip or an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. A significant impact would occur if the proposed project would expose people residing or working in the project area to excessive noise levels from a public airport or public use airport. The subject property would be improved with a two-story multi-family apartment, where residents and employees are present. However, existing air traffic over the subject property does not result in excessive noise levels, and with implementation of the proposed project, this is not anticipated to change. As such, while the number of people on the subject property would be expected to increase, as compared to the existing site conditions, this increase would not result in an increase in potential impacts. Therefore, impacts would be less than significant.

XIV. POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less Than Significant Impact. A potentially significant impact would occur if the proposed project would induce substantial population growth that would not have otherwise occurred as rapidly or in as great a magnitude. The proposed project would result in the development of 8 new residential units as part of a two-story mixed-use commercial development. The increase in residential population resulting from the proposed project would not be considered substantial in consideration of anticipated growth for the Sylmar Community Plan, and is within the Southern California Association of Governments' (SCAG) 2020 population projections for the City in their 2012-2035 Regional Transportation Plan. A new road or extension of other infrastructure is not proposed. As such, the proposed Project is not expected to result in substantial unplanned population growth. With approval of the requested entitlements, the Project will accommodate development consistent with the Sylmar Community Plan, and would not substantially induce population growth in the project area, either directly or indirectly. The physical secondary or indirect impacts of population growth such as increased traffic or noise have been adequately mitigated in other portions of this document. Therefore, the impact would be less than significant.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. A potentially significant impact would occur if the proposed Project would displace a substantial quantity of existing residences or a substantial number of people. The proposed Project would not result in the displacement of any residences or people as there are no dwelling units on the subject property. No impacts will result.

XV. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Fire protection?

Less Than Significant Impact. A significant impact would occur if the Los Angeles Fire Department (LAFD) could not adequately serve the proposed Project, necessitating a new or physically altered station. The project site and the surrounding area is currently served by Fire Station 91 located at 14430 Polk Street, approximately 700 feet northeast of the subject property.

The proposed project would result in a net increase of 7 residential dwelling units, which could increase the number of emergency calls and demand for LAFD fire and emergency services. To maintain the level of fire protection and emergency services, the LAFD may require additional fire personnel and equipment. However, given that there is an existing fire station in close proximity to the project site, it is not anticipated that there would be a need to build a new or expand an existing fire station to serve the proposed project and maintain acceptable service ratios, response times, or other performance objectives for fire protection. By analyzing data from previous years and continuously monitoring current data regarding response times, types of incidents, and call frequencies, LAFD can shift resources to meet local demands for fire protection and emergency services. The proposed project would neither create capacity or service level problems nor result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable

service ratios, response times or other performance objectives for fire protection. Therefore, the proposed project would result in a less-than-significant impact.

b) Police protection?

Less Than Significant Impact. A significant impact would occur if the Los Angeles Police Department (LAPD) could not adequately serve the proposed project, necessitating a new or physically altered station. The proposed project would result in a net increase of 7 residential dwelling units, which could increase demand for police service. The project site and the surrounding area are currently served by LAPD's Mission Station located at 11121 Sepulveda Street, approximately 2.6 miles south-southwest of the subject site. Prior to the issuance of a building permit, the LAPD would review the project plans to ensure that the design of the project follows the LAPD's Design Out Crime Program, an initiative that introduces the techniques of Crime Prevention Through Environmental Design to all City departments beyond the LAPD. Through the incorporation of these techniques into the project design, in combination with the safety features already incorporated into the proposed project, the proposed project would neither create capacity/service level problems nor result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for police protection. Regarding operations, in the event a situation should arise requiring increased staffing or patrol units, additional resources can be called. Therefore, the proposed project would result in a less-than-significant impact related to police protection services.

c) Schools?

Less Than Significant Impact. A significant impact would occur if the proposed project would include substantial employment or population growth, which could generate a demand for school facilities that would exceed the capacity of the school district. The proposed project would result in the net addition of 8 residential units, which could increase enrollment at schools that serve the area. However, development of the proposed project would be subject to California Government Code Section 65995, which would allow LAUSD to collect impact fees from developers of new residential and commercial space. Conformance to California Government Code Section 65995 is deemed to provide full and complete mitigation of impacts to school facilities. Therefore, the proposed project would result in a less than significant impact to public schools.

d) Parks?

Less Than Significant Impact. A significant impact would occur if the proposed project would exceed the capacity or capability of the local park system to serve the proposed project. The City of Los Angeles Department of Recreation and Parks (RAP) is responsible for the provision, maintenance, and operation of public recreational and park facilities and services in the City. The proposed project would result in a net increase of 7 units, which could result in increased demand for parks and recreation facilities. Pursuant to Section 12.33 of the LAMC, the applicant shall pay the applicable fees for construction of dwelling units. Therefore, the proposed project would not create capacity or service level problems, or result in substantial

physical impacts associated with the provision of new or altered parks facilities. Accordingly, the proposed project would result in a less-than-significant impact on park facilities.

e) Other public facilities?

Less than Significant Impact. A significant impact would occur if the proposed project would result in substantial employment or population growth that could generate a demand for other public facilities, including libraries, which exceed the capacity available to serve the project site, necessitating new or physically altered public facilities, the construction of which would cause significant environmental impacts. The proposed project would result in a net increase of 7 dwelling units, which could result in increased demand for library services and resources of the Los Angeles Public Library System. However, the proposed project would not create substantial capacity or service level problems that would require the provision of new or expanded public facilities in order to maintain an acceptable level of service for libraries and other public facilities. Therefore, the proposed project would result in a less-than-significant impact on other public facilities.

XVI. RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?

Less Than Significant Impact. A significant impact would occur if the proposed project would exceed the capacity or capability of the local park system to serve the proposed project. The City of Los Angeles Department of Recreation and Parks (RAP) is responsible for the provision, maintenance, and operation of public recreational and park facilities and services in the City. The proposed project would result in a net increase of 7 units, which could result in increased demand for parks and recreation facilities. Pursuant to Section 12.33 of the LAMC, the applicant shall pay the applicable fees for construction of dwelling units. Therefore, the proposed project would not create capacity or service level problems, or result in substantial physical impacts associated with the provision or new or altered parks facilities. Accordingly, the proposed project would result in a less-than-significant impact on park facilities.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less Than Significant Impact. A significant impact would occur if the proposed project would exceed the capacity or capability of the local park system to serve the proposed project. The City of Los Angeles Department of Recreation and Parks (RAP) is responsible for the provision, maintenance, and operation of public recreational and park facilities and services in the City. The proposed project would result in a net increase of 7 units, which could result in increased demand for parks and recreation facilities. Pursuant to Section 12.33 of the LAMC,

the applicant shall pay the applicable fees for construction of dwelling units. Therefore, the proposed project would not create capacity or service level problems, or result in substantial physical impacts associated with the provision of new or altered parks facilities. Accordingly, the proposed project would result in a less-than-significant impact on park facilities.

XVII. TRANSPORTATION

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less Than Significant Impact. A significant impact may occur if the project conflicts with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. The project will increase the number of daily trips for the site; however it does not reach a threshold that requires preliminary review by the Department of Transportation for the potential need of a traffic study (25 units). As such, the proposed Project is not expected to generate significant traffic impacts and would not conflict with the Mobility Plan 2035 or any other program, plan, ordinance or policy addressing the circulation system.

b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3?

Less Than Significant Impact. CEQA Guidelines section 15064.3, subdivision (b) states that land use projects that indicate VMT exceeding an applicable threshold of significance may indicate a significant impact. The California Natural Resources Agency certified and adopted the CEQA Guidelines in December 2018, which are now in effect. Accordingly, the City has adopted significance criteria for transportation impacts based on VMT for land use projects and plans in accordance with the amended Appendix G question.

- Threshold T-2.1: For a land use project, would the project conflict or be inconsistent with CEQA guidelines section 15064.3, subdivision (b)(1)?

For land use projects, the intent of this threshold is to assess whether a land use land or plan causes substantial VMT. For purposes of screening the daily vehicle trips, a proposed project's daily vehicle trips should be estimated using the City's VMT Calculator tool or the most recent

edition of the ITE Trip Generation Manual. TDM strategies should not be considered for the purposes of screening. If existing land uses are present on the project site or there were previously terminated land uses that meet the criteria for trip credits described in the trip generation methodology discussion (refer to Subsection 3.3.4.1 of the TAG), the daily vehicle trips generated by the existing or qualified terminated land uses can be estimated using the VMT Calculator tool and subtracted from the proposed project's daily vehicle trips to determine the net increase in daily vehicle trips. As shown on the VMT calculator submitted as Appendix B, the Project is anticipated to generate 157 net daily trips, below the screening thresholds of 250 net daily trips. Therefore, the project is anticipated to cause less than significant impacts.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact. A significant impact could occur if a project were to include new roadway design or introduces a new land use or features into an area with specific transportation requirements and characteristics that have not been previously experienced in that area, or if access or other features were designed in such a way as to create hazard conditions. The project site is the addition of 8 dwelling units as part of a two-story mixed-use commercial development. No changes are proposed to the surrounding road system. The project would utilize a single curb cut for access and would not include unusual design features. Adherence to all emergency response plan requirements set forth by the City and LAFD would be required through the duration of the project's construction and operation phases. There would be no impacts regarding hazards due to a design feature, and no mitigation is required.

d) Result in inadequate emergency access?

No Impact. A significant impact may occur if the project design threatened the ability of emergency vehicles to access and serve the project site or adjacent uses. Glenoaks Boulevard, on which the property is located, is designated as an emergency route (City of Los Angeles, Safety Element of the Los Angeles City General Plan, Critical Facilities and Lifeline Systems, Exhibit H, November 1996.) The proposed project would not require the closure of any public or private streets and would not impede emergency vehicle access to the project site or surrounding area. Additionally, emergency access to and from the project site would be provided in accordance with requirements of the Los Angeles Fire Department (LAFD). Therefore, the proposed project would not result in inadequate emergency access, and no impact would occur.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?

Less Than Significant Impact. A significant impact would occur if the proposed Project would substantially alter the environmental context of, or remove historical resources with cultural value to a Native American Tribe that are listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k). The project includes the construction of a 8-unit mixed-use building with no subterranean parking. No demolition of structures is proposed, the site is not identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical

Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register. In addition, the site was not found to be a potential historic resource based on SurveyLA, the citywide survey of Los Angeles or the City's HistoricPlacesLA website. Therefore, no impact would result.

b) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Less Than Significant With Mitigation Measures Incorporated. Assembly Bill 52 (AB 52) established a formal consultation process for California Native American Tribes to identify potential significant impacts to Tribal Cultural Resources, as defined in Public Resources Code §21074, as part of CEQA. As specified in AB 52, lead agencies must provide notice inviting consultation to California Native American tribes that are traditionally and culturally affiliated with the geographic area of a proposed Project if the Tribe has submitted a request in writing to be notified of proposed Projects. The Tribe must respond in writing within 30 days of the City's AB 52 notice. The Native American Heritage Commission (NAHC) provided a list of Native American groups and individuals who might have knowledge of the religious and/or cultural significance of resources that may be in and near the Project site. An informational letter was mailed to a total of ten such Tribes, on July 1, 2020, describing the Project and requesting any information regarding resources that may exist on or near the Project site. The initial request for consultation from the Fernandeño Tataviam Band of Mission Indians, dated July 7, 2020, was received and resulted in the recommendation of mitigation measures related to inadvertent discovery of tribal resources/human remains, submitted via email on July 14, 2020. The initial request for consultation from the Gabrieleno Band of Mission Indians - Kizh Nation, dated July 9, 2020 was received and resulted in a consultation meeting on August 12, 2020. At the meeting, representatives of the tribal government deferred their review to the Fernandeño Tataviam Band of Mission Indians, as confirmed via email on August 13, 2020. Therefore, consultation was completed with the recommendation of TCR-1 submitted Fernandeño Tataviam Band of Mission Indians, below, which would require further consultation with the tribal government upon any inadvertent discoveries tribal cultural resources. Therefore, the impact would be less than significant with the mitigation measure incorporated.

TCR-1: 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.

XIX. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Less than Significant Impact. A significant impact would occur if the proposed project would increase water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the project site would be exceeded. The Los Angeles Department of Water and Power (LADWP) conducts water planning based on forecast population growth. The net addition of 8 units as a result of the proposed project would be consistent with Citywide growth, and, therefore, the project demand for water is not anticipated to require new water supply entitlements and/or require the expansion of existing or construction of new water treatment facilities beyond those already considered in the LADWP 2015 Urban Water

Management Plan. Prior to any construction activities, the project applicant would be required to coordinate with the City of Los Angeles Bureau of Sanitation (BOS) to determine the exact wastewater conveyance requirements of the proposed project, and any upgrades to the wastewater lines in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as part of the project. Furthermore, the General Plan Framework Element (originally adopted by the City Council in 1996 and readopted in 2001), sets forth a citywide comprehensive long-range growth strategy. Chapter 9 of the Framework Element, Infrastructure and Public Services, identifies the viability of the infrastructure system, including power, as supplied by the Los Angeles Department of Water and Power, and telecommunications, as provided by public and private entities. The goals, objectives, and policies contained in the Framework Element are implemented on a Citywide basis to ensure the adequacy of infill development (in this particular instance, a 8-unit net gain). The Southern California Gas Company provides natural gas to City residents, and the net addition of 8 residential dwelling units would not exceed capacity. Finally, both the Department of Water and Power and the Southern California Gas Company utilize energy efficient policies and programs as regulated by the state and the city so that the capacity of infrastructure systems remain adequate to serve City residents. Therefore, the proposed project would have a less-than-significant impact related to water or wastewater, energy, natural gas, and/or telecommunications infrastructure.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less than Significant Impact. A significant impact would occur if the proposed project would increase water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the project site would be exceeded. The Los Angeles Department of Water and Power (LADWP) conducts water planning based on forecast population growth. The net addition of 54 units as a result of the proposed project would be consistent with Citywide growth, and, therefore, the project demand for water is not anticipated to require new water supply entitlements and/or require the expansion of existing or construction of new water treatment facilities beyond those already considered in the LADWP 2015 Urban Water Management Plan. Prior to any construction activities, the project applicant would be required to coordinate with the City of Los Angeles Bureau of Sanitation (BOS) to determine the exact wastewater conveyance requirements of the proposed project, and any upgrades to the wastewater lines in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as part of the project. Therefore, the proposed project would have a less-than-significant impact related to water supplies.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less than Significant Impact. Prior to any construction activities, the project applicant would be required to coordinate with the City of Los Angeles Bureau of Sanitation (BOS) to determine the exact wastewater conveyance requirements of the proposed project, and any upgrades to

the wastewater lines in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as part of the project. Therefore, the proposed project would have a less-than-significant impact related to wastewater treatment.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less Than Significant Impact. A significant impact would occur if the proposed project's solid waste generation exceeded the capacity of permitted landfills or generated solid waste in excess of State or local standards. The Los Angeles Bureau of Sanitation (BOS) and private waste management companies are responsible for the collection, disposal, and recycling of solid waste within the City, including the project site. Solid waste during the operation of the proposed project is anticipated to be collected by the BOS and private waste haulers, respectively. As the City's own landfills have all been closed and are non-operational, the destinations are private landfills. In compliance with Assembly Bill (AB) 939, the project applicant would be required to implement a Solid Waste Diversion Program and divert at least 50 percent of the solid waste generated by the project from the applicable landfill site. The proposed project would also comply with all federal, State, and local regulations related to solid waste. Therefore, the proposed project would have a less-than-significant impact related to solid waste.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact. A significant impact would occur if the proposed project's solid waste generation exceeded the capacity of permitted landfills or generated solid waste in excess of State or local standards. The Los Angeles Bureau of Sanitation (BOS) and private waste management companies are responsible for the collection, disposal, and recycling of solid waste within the City, including the project site. Solid waste during the operation of the proposed project is anticipated to be collected by the BOS and private waste haulers, respectively. As the City's own landfills have all been closed and are non-operational, the destinations are private landfills. In compliance with Assembly Bill (AB) 939, the project applicant would be required to implement a Solid Waste Diversion Program and divert at least 50 percent of the solid waste generated by the project from the applicable landfill site. The proposed project would also comply with all federal, State, and local regulations related to solid waste. Therefore, the proposed project would have a less-than-significant impact related to solid waste.

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. The City of Los Angeles Emergency Management Department coordinates with City departments, municipalities, and community-based organizations to ensure that the City and its residents have the resources to prepare, respond, and recover from emergencies, disasters and significant events. The City's Emergency Operations Organization (CEO) comprises all agencies of the City's government, including Fire. The Los Angeles Fire Department actively engages in disaster preparedness and includes fire as one of 13 federally identified threats to the City. Therefore, the net addition of 8 residential dwelling units will not significantly impair any adopted emergency response plan or emergency evacuation plan.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Less Than Significant Impact. The Project is not located in or near State responsibility areas or lands classified as very high fire hazard zones. The Project Site is located within an urbanized area of the City and does not include wildlands or high-fire-hazard terrain. The subject site is not identified on ZIMAS as being located within a Hillside Area, Very High Fire Hazard Severity Zone, or Fire District No. 1. While the site is located within a High Wind Velocity Area, the proposed Project is subject to Fire Department review and regulations. As such, slope, prevailing winds, or other factors will not exacerbate wildfire risks or contribute toward the uncontrolled spread of a wildfire.

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Less Than Significant Impact. The General Plan Framework Element (originally adopted by the City Council in 1996 and readopted in 2001), sets forth a citywide comprehensive long-range growth strategy. Chapter 9 of the Framework Element, Infrastructure and Public Services, identifies the viability of the infrastructure system, including fire. As development occurs within the City, the Fire Department reviews applications for needed facilities. Where appropriate, construction of new facilities is required as a condition of development.

A significant impact would occur if the Los Angeles Fire Department (LAFD) could not adequately serve the proposed Project, necessitating a new or physically altered station. The project site and the surrounding area is currently served by Fire Station 91 located at 14430 Polk Street, approximately 700 feet northeast of the subject property. The proposed project would result in a net increase of 7 residential dwelling units, which could increase the number of emergency calls and demand for LAFD fire and emergency services. To maintain the level of fire protection and emergency services, the LAFD may require additional fire personnel and equipment. However, given that there is an existing fire station in close proximity to the project site, it is not anticipated that there would be a need to build a new or expand an existing fire station to serve the proposed project and maintain acceptable service ratios, response times, or other performance objectives for fire protection. By analyzing data from previous years and

continuously monitoring current data regarding response times, types of incidents, and call frequencies, LAFD can shift resources to meet local demands for fire protection and emergency services. The proposed project would neither create capacity or service level problems nor result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for fire protection. Therefore, the proposed project would result in a less-than-significant impact to fire risk.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No Impact. A significant impact would occur if the proposed project would be implemented on a site located in a hillside area with unstable geological conditions or soil types that would be susceptible to failure when saturated. The subject site is not located in a Hillside Area, and California Department of Conservation, Division of Mines and Geology, Seismic Hazard Zones Maps show that the subject site is not located with a landslide hazard zone. The project site and surrounding area are relatively flat. Further, and as previously identified in the response to Checklist Question No. X. Hydrology and Water Quality, ZIMAS records identify that the subject site Flood Zone is "Outside Flood Zone" and as such, no site specific hydrology report will be required. Therefore, there would be no impact due to downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes from implementation of the proposed Project.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less Than Significant Impact. Based on the analysis in this Initial Study, the proposed Project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. Compliance with existing regulations would reduce any impacts to less-than-significant levels.

b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Less Than Significant With Mitigation. A significant impact may occur if the proposed Project, in conjunction with the related projects, would result in impacts that are less than significant when viewed separately but significant when viewed together. Although projects may be constructed in the project vicinity, the cumulative impacts to which the proposed Project would contribute would be less than significant. Implementation of the following mitigation measures would reduce cumulative impacts to less-than-significant levels:

TCR-1: The Lead Agency and/or applicant shall, in good faith, consult with the Fernandeno Tataviam Band of Mission Indians on the disposition and treatment of any Tribal Cultural Resource encountered during the Project grading.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less Than Significant With Mitigation. A significant impact may occur if the proposed Project, in conjunction with the related projects, would result in impacts that are less than significant when viewed separately but significant when viewed together. Although projects may be constructed in the project vicinity, the cumulative impacts to which the proposed Project would contribute would be less than significant. Implementation of the following mitigation measures would reduce cumulative impacts to less-than-significant levels:

TCR-1: The Lead Agency and/or applicant shall, in good faith, consult with the Fernandeno Tataviam Band of Mission Indians on the disposition and treatment of any Tribal Cultural Resource encountered during the Project grading.

5 PREPARERS AND PERSONS/AGENCIES CONSULTED

Andrew Salas, Chairman, Gabrieleno Band of Mission Indians - Kizh Nation

Matthew Teutimez, Environmental Director, Gabrieleno Band of Mission Indians - Kizh Nation

Jairo F. Avila, M.A., RPA., Tribal Historic and Cultural Preservation Officer, Fernandeano
Tataviam Band of Mission Indians

6 REFERENCES, ACRONYMS AND ABBREVIATIONS

ACM - asbestos-containing materials

AQMP – Air Quality Management Plan

BMP – Best Management Practices

BOS – City of Los Angeles Bureau of Sanitation

CARB – California Air Resources Board

CDFW – California Department of Fish and Wildlife

CEOO – City Emergency Operations Organization

CEQA – California Environmental Quality Act

CFGF – California Fish and Game Code

CMP – Congestion Management Program

DTSC – California Department of Toxic Substances Control

GHG – greenhouse gasses

LADBS – Los Angeles Department of Building and Safety

LADOT – Los Angeles Department of Transportation

LADWP – Los Angeles Department of Water and Power

LAFD – Los Angeles Fire Department

LAGBC – Los Angeles Green Building Code

LAMC – Los Angeles Municipal Code

LAPD – Los Angeles Police Department

LBP – lead-based paint

LID – low impact development

LST – localized significance thresholds

MBTA – Migratory Bird Treaty Act

Metro – Los Angeles County Metropolitan Transportation Authority

MND – Mitigated Negative Declaration

NAHC – Native American Heritage Commission

PRC – California Public Resources Code

RAP – Los Angeles Department of Recreation and Parks

REC – Recognized Environmental Condition

RTP – Regional Transportation Plan

SCAG – Southern California Association of Governments

SCAQMD – South Coast Air Quality Management District

SCS – Sustainable Communities Strategy

UBC – Uniform Building Code

USFWS – U.S. Fish and Wildlife Services



Andrew Jorgensen <andrew.jorgensen@lacity.org>

FTBMI AB52 CPC-2019-6854-GPA-ZC-HD, ENV-2019-6855-MND

Gabrieleno Administration <admin@gabrielenoindians.org>

Thu, Aug 13, 2020 at 12:16 PM

To: Andrew Jorgensen <andrew.jorgensen@lacity.org>

Cc: Matthew Teutimez <Matthew.Teutimez@gabrielenoindians.org>, "gabrielenoindians@yahoo.com"

<gabrielenoindians@yahoo.com>, donna <ddyocum@comcast.net>, Andy Salas <chairman@gabrielenoindians.org>

Hello Andrew

Thank you for your email. As discussed during our consultation we are deferring this project to the Fernandefio Tribe. For your reference here is the contact information for Chairwoman Donna Yocum (ddyocum@comcast.net) P.O. Box 221838 Newhall, CA 91322. This will conclude our AB52 consultation for this project. Thank you

Admin Specialist

Gabrieleno Band of Mission Indians - Kizh Nation

PO Box 393

Covina, CA 91723

Office: 844-390-0787

website: www.gabrielenoindians.org



The region where Gabrieleño culture thrived for more than eight centuries encompassed most of Los Angeles County, more than half of Orange County and portions of Riverside and San Bernardino counties. It was the labor of the Gabrieleño who built the missions, ranchos and the pueblos of Los Angeles. They were trained in the trades, and they did the construction and maintenance, as well as the farming and managing of herds of livestock. "The Gabrieleño are the ones who did all this work, and they really are the foundation of the early economy of the Los Angeles area ". "That's a contribution that Los Angeles has not recognized--the fact that in its early decades, without the Gabrieleño, the community simply would not have survived."

[Quoted text hidden]



Andrew Jorgensen <andrew.jorgensen@lacity.org>

FTBMI AB52 CPC-2019-6854-GPA-ZC-HD, ENV-2019-6855-MND

Jairo Avila <jairo.avila@tataviam-nsn.us>

Tue, Jul 14, 2020 at 8:14 AM

To: Andrew Jorgensen <andrew.jorgensen@lacity.org>

Cc: Claudia Rodriguez <claudia.rodriguez@lacity.org>, Mike Ascione <mike@ipgworks.com>

Hello Andrew,

The THCP Department appreciates the opportunity to review the supplemental Project description, Environmental Assessment Form, and grading plans provided by Mr. Ascione on July 7, 2020 for the proposed Project located at [13104 N Glenoaks Blvd](#) (APN: 2505-024-012).

The Project is located within walking distance of significant Tribal Cultural Resources (TCR). Although no TCRs have been reported within the boundaries of the Project to date, the range of TCR sites and isolate artifacts that have been documented throughout the region warrant taking precautions when proposing any ground-disturbing activities. Since the archaeology of this region is not well defined and has been heavily impacted by development, the FTBMI would like to assure that any inadvertent discovery is properly documented, salvaged, and protected. The THCP Department request that the following mitigation measures be made part of the Project's Mitigated Negative Declaration under Tribal Cultural Resources.

- **TCR-1:** The Lead Agency and/or applicant shall, in good faith, consult with the Fernandeno Tataviam Band of Mission Indians on the disposition and treatment of any Tribal Cultural Resource encountered during the Project grading.

In order to provide the applicant and contractors with guidance of contacting the FTBMI, please include the following contact information in the MND or Project Contacts List.

Fernandeno Tataviam Band of Mission Indians

Contact: (818) 837-0794

Email: thcp@tataviam-nsn.us

The THCP Department looks forward to reviewing the Project's Mitigated Negative Declaration/Conditions of Approval. Should you have any questions or would like to schedule a consultation call to go over the measure provided, please let me know. I appreciate your time and look forward to further updates on this Project.

Respectfully,

Jairo F. Avila, M.A., RPA.*Tribal Historic and Cultural Preservation Officer***Fernandeno Tataviam Band of Mission Indians**

1019 Second Street, Suite 1

San Fernando, California 91340

Office: (818) 837-0794

Website: <http://www.tataviam-nsn.us>

From: Jairo Avila <jairo.avila@tataviam-nsn.us>**Sent:** Tuesday, July 7, 2020 1:42 PM**To:** Mike Ascione <mike@ipgworks.com>

8/19/2020

City of Los Angeles Mail - FTBMI AB52 CPC-2019-6854-GPA-ZC-HD, ENV-2019-6855-MND

Cc: Andrew Jorgensen <andrew.jorgensen@lacity.org>; Claudia Rodriguez <claudia.rodriguez@lacity.org>

Subject: Re: FTBMI AB52 CPC-2019-6854-GPA-ZC-HD, ENV-2019-6855-MND

[Quoted text hidden]

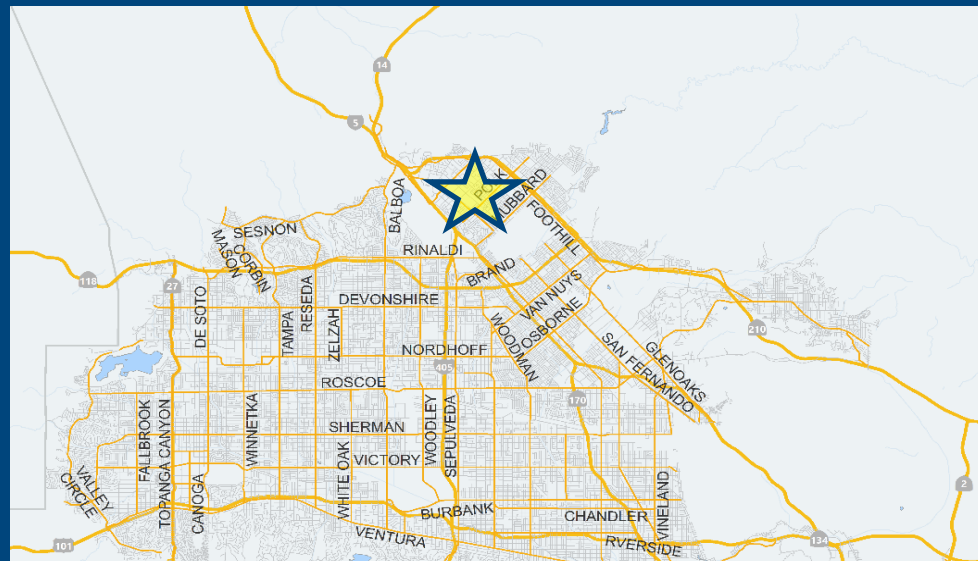
CITY OF LOS ANGELES VMT CALCULATOR Version 1.3



Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?

Project Information

Project:
Scenario: [www](#)
Address:



Is the project replacing an existing number of residential units with a smaller number of residential units AND is located within one-half mile of a fixed-rail or fixed-guideway transit

☐ Yes ☐ No

Existing Land Use

Land Use Type	Value	Unit
Housing Single Family	1	DU
Housing Single Family	1	DU

☐ Click here to add a single custom land use type (will be included in the above list)

Proposed Project Land Use

Land Use Type	Value	Unit
Office General Office		ksf
Housing Multi-Family	8	DU
Retail High-Turnover Sit-Down Restaurant	0.927	ksf
Office General Office	2.552	ksf

☐ Click here to add a single custom land use type (will be included in the above list)

Project Screening Summary

Existing Land Use	Proposed
7 Daily Vehicle Trips	164 Daily Vehicle Trips
74 Daily VMT	1,936 Daily VMT
Tier 1 Screening Criteria	
Project will have less residential units compared to existing residential units & is within one-half mile of a fixed-rail station. <input type="checkbox"/>	
Tier 2 Screening Criteria	
The net increase in daily trips < 250 trips	157 Net Daily Trips
The net increase in daily VMT ≤ 0	1,862 Net Daily VMT
The proposed project consists of only retail land uses ≤ 50,000 square feet total.	0.927 ksf
The proposed project is not required to perform VMT analysis.	

Exhibit D – Mitigation Monitoring Plan

MITIGATION AND MONITORING PROGRAM

1.1 INTRODUCTION

This Mitigation Monitoring Program (“MMP”) has been prepared pursuant to Public Resources Code Section 21081.6, which requires a Lead Agency to adopt a “reporting or monitoring program for changes to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” In addition, Section 15097(a) of the State CEQA Guidelines requires that a public agency adopt a program for monitoring or reporting mitigation measures and project revisions, which it has required to mitigate or avoid significant environmental effects. This MMP has been prepared in compliance with the requirements of CEQA, Public Resources Code Section 21081.6 and Section 15097 of the State CEQA Guidelines.

The City of Los Angeles is the Lead Agency for the Project and therefore is responsible for administering and implementing the MMP. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity that accepts the delegation; however, until mitigation measures have been completed, the Lead Agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.

A Mitigated Negative Declaration (MND) has been prepared to address the potential environmental impacts of the Project. The evaluation of the Project’s impacts in the MND takes into consideration the project design features (PDF) and applies mitigation measures (MM) needed to avoid or reduce potentially significant environmental impacts. This MMP is designed to monitor implementation of the PDFs and MMs identified for the Project.

1.2 ORGANIZATION

As shown on the following pages, each identified project design feature and mitigation measure for the Project is listed and categorized by environmental impact area, with accompanying identification of the following:

- Enforcement Agency: the agency with the power to enforce the PDF or MM.
- Monitoring Agency: the agency to which reports involving feasibility, compliance, implementation, and development are made.
- Monitoring Phase: the phase of the Project during which the PDF or MM shall be monitored.
- Monitoring Frequency : the frequency at which the PDF or MM shall be monitored.
- Action Indicating Compliance: the action by which the Enforcement or Monitoring Agency indicates that compliance with the identified PDF or required MM has been implemented.

1.3 ADMINISTRATIVE PROCEDURES AND ENFORCEMENT

This MMP shall be enforced throughout all phases of the Project. The Applicant shall be responsible for implementing each PDF and MM and shall be obligated to provide certification, as identified below, to the appropriate monitoring and enforcement agencies that each PDF and MM has been implemented. The Applicant shall maintain records demonstrating compliance with each PDF and MM. Such records shall be made available to the City upon request.

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 PDFs and MMs 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 PDFs and MMs 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 MMs and PDFs within two businesses days if the Applicant does not correct the non-compliance 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.

1.4 PROGRAM MODIFICATION

After review and approval of the final MMP by the Lead Agency, minor changes and modifications to the MMP are permitted, but can only be made subject to City approval. The Lead Agency, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed change or modification. This flexibility is necessary in light of the nature of the MMP and the need to protect the environment. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the Lead Agency.

The Project shall be in substantial conformance with the PDFs and MMs contained in this MMP. The enforcing departments or agencies may determine substantial conformance with PDFs and MMs in the MMP in their reasonable discretion. If the department or agency cannot find substantial conformance, a PDF or MM may be modified or deleted as follows: the enforcing department or agency, or the decision maker for a subsequent discretionary project related approval, finds that the modification or deletion complies with CEQA, including CEQA Guidelines Sections 15162 and 15164, which could include the preparation of an addendum or subsequent environmental clearance, if necessary, to analyze the impacts from the modifications to or deletion of the PDFs or MMs. Any addendum or subsequent CEQA clearance shall explain why the PDF or MM is no longer needed, not feasible, or the other basis for modifying or deleting the PDF or MM, and that the modification will not result in a new significant impact consistent with the requirements of CEQA. Under this process, the modification or deletion of a PDF or MM shall not in and of itself require a modification to any Project discretionary approval unless the Director of Planning also finds that the change to the PDF or MM results in a substantial change to the Project or the non-environmental conditions of approval.

1.5 MITIGATION MONITORING PROGRAM

Tribal Cultural Resources

Mitigation Measures

MM- TCR-1: The Lead Agency and/or applicant shall, in good faith, consult with the Fernandeano Tataviam Band of Mission Indians on the disposition and treatment of any Tribal Cultural Resource encountered during the Project grading.

- **Enforcement Agency:** Los Angeles Department of Building and Safety, Los Angeles Department of City Planning Office of Historic Resources
- **Monitoring Agency:** Los Angeles Department of Building and Safety, Los Angeles Department of City Planning Office of Historic Resources
- **Monitoring Phase:** Pre-Construction, Construction
- **Monitoring Frequency:** Ongoing during construction
- **Action Indicating Compliance:** Issuance of Certificate of Occupancy or Land Use Permit

Exhibit E1 – Photos



Site

Los Mariscos Sylmar
Casual locale for fried
& boiled seafood

Little Caesars Pizza

Polk St

Glenoaks Blvd



Neighboring property (Crunchy Crab South of Property)



Neighboring property to North (left) Subject property (right)



Subject Property



Subject Property Glenoaks Frontage

Exhibit E2 – Agency Reports

CITY OF LOS ANGELES
INTER-DEPARTMENTAL MEMORANDUM

13104 Glenoaks Bl
DOT Project ID No. 50579

Date: November 9, 2020

To: Deputy Advisory Agency
Department of City Planning

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

Subject: **CASE NO: CPC-2019-6854-GPA-ZC**
ENV-2019-6855-EAF

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

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

If you have any questions, you may contact me at brandon.wilson@lacity.org or 818-374-4699.

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: 11/12/2020

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

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

SUBJECT: STREET LIGHTING REQUIREMENTS FOR DISCRETIONARY ACTIONS

CITY PLANNING CASE No.: CPC 2019-6854 GPA ZC
13104 N GLENOAKS BLVD 91342

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

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

IMPROVEMENT CONDITION: Construct new street light: one (1) on Glenoaks Blvd.

NOTES:

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

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

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

Date: November 2, 2020

To: Mr. Vince Bertoni, Director
Department of City Planning
Attn: Andrew Jorgensen (City Planner)

Jheim Lwzlk (for)

From: Bertram Moklebust, P.E.
Principal Civil Engineer
Permit Case Management Division
Bureau of Engineering

Subject: Case No. CPC 2019-6854 (GPA/ZC/HD): 13104 North Glenoaks Boulevard

The following recommendations identifying the infrastructure deficiencies adjacent to the application site are submitted for your use for the approval of a General Plan Amendment, Zone Change and Height District adjoining the area involved:

1. Dedication Required:

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.

2. Improvements Required:

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 ¼ 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 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 ¼ inch from the surrounding concrete work or has full concrete depth cracks that have separations greater than 1/8 inch at the surface. The sidewalk also includes that portion of the pedestrian path of travel across a driveway.

All new sidewalk curb and gutter shall conform to the Bureau of Engineering Standard Plans S410-2, 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.

3. 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).
4. 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).
5. 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.


Any questions regarding this report may be directed to Quyen Phan of my staff at (213) 808-8604 or email: Quyen.Phan@lacity.org.

cc: Mike Ascione
Valley District Office

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: November 6, 2020

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

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

SUBJECT: CPC 2019-6854-GPA-ZC – 13104 N. Glenoaks Blvd.

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

Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. Parkway tree removals shall be replanted at a 2:1 ratio. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the sub divider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction to expedite tree planting.

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

TT:AS:djm