

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL CASE:	COUNCIL DISTRICT:
APCNV-2019-7236-ZC	ENV-2019-7238-CE	7 - Rodriguez
COUNCIL FILE NO:		
<input checked="" type="checkbox"/> N/A		
PROJECT ADDRESS / LOCATION:		
9216 and 9218 North Langdon Avenue		
APPLICANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Mike Engelman, Mindy Engelman, Gray Kleinman <input type="checkbox"/> N/A <input type="checkbox"/> New/Changed	(310) 713-2556	mike@sandaprop.com
APPLICANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Armin Gharai; GA Engineering Inc. <input type="checkbox"/> N/A	(818) 758-0018	gaplanningcase@gmail.com
APPELLANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
<input checked="" type="checkbox"/> N/A		
APPELLANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
<input checked="" type="checkbox"/> N/A		
PLANNER CONTACT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Sarah Hounsell	(818) 374-9917	sarah.hounsell@lacity.org
ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):		
Zone Change (ZC)		
FINAL ENTITLMENTS NOT ADVANCING FOR CITY COUNCIL CONSIDERATION: (UNAPPEALED OR NON-APPEALABLE ITEMS)		
<input checked="" type="checkbox"/> N/A		

ITEMS APPEALED:☒ N/A**ATTACHMENTS:****REVISED:****ENVIRONMENTAL DOCUMENT:****REVISED:**☒ Letter of Determination☐☒ Categorical Exemption (CE)
(Notice of Exemption)☐☒ Findings of Fact☐☐ Statutory Exemption (SE)
(Notice of Exemption)☐☒ Staff Recommendation Report☐☐ Negative Declaration (ND)☐☒ Conditions of Approval☐☐ Mitigated Negative Declaration (MND)☐☒ T Conditions☐☐ Environmental Impact Report (EIR)☐☒ Proposed Ordinance☐☐ Mitigation Monitoring Program (MMP)☐☒ Zone Change Map and Ordinance☐☐ Sustainable Communities
Project Exemption (SCPE)☐☐ GPA Resolution☐☐ Sustainable Communities
Environmental Assessment (SCEA)☐☐ Land Use Map☐☐ Sustainable Communities
Environmental Impact Report (SCEIR)☐☐ Exhibit A – Plans☐☐ Appendices☐☒ Mailing List☐☐ Other:☐☒ Interested Parties List☐☐ Appeal☐☐ Development Agreement☐☐ Site Photographs☐☐ Other:☐**NOTES / INSTRUCTIONS:**

An appeal for Case No. APCNV-2019-7236-ZC is not applicable as the Zone Change was approved by the North Valley Area Planning Commission. A denial of a zone change may be appealed per LAMC 12.32 D.1.

☐ N/A**FISCAL IMPACT STATEMENT:**☒ Yes☐ No

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

PLANNING COMMISSION:☐ City Planning Commission (CPC)☐ Cultural Heritage Commission (CHC)☐ Central Area Planning Commission☐ East LA Area Planning Commission☐ Harbor Area Planning Commission☒ North Valley Area Planning Commission☐ South LA Area Planning Commission☐ South Valley Area Planning Commission☐ West LA Area Planning Commission

PLANNING COMMISSION HEARING DATE:	COMMISSION VOTE:
June 2, 2022	4 – 0 – 1
LAST DAY TO APPEAL:	DATE APPEALED:
N/A	N/A
TRANSMITTED BY:	TRANSMITTAL DATE:
Cecilia Lamas Commission Executive Assistant	July 14, 2022



NORTH VALLEY AREA PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300

www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: **JUL 14 2022**

Case No. APCNV-2019-7236-ZC

Council District: 7 – Rodriguez

CEQA: ENV-2019-7238-CE

Related Cases: VTT-82959-SL; ADM-2019-7237-SLD

Plan Area: Mission Hills – Panorama City – North Hills

Project Site: 9216 and 9218 North Langdon Avenue

Applicant: Mike Engleman
Representative: Armin Gharai, GA Engineering, Inc.

At its meeting of **June 2, 2022**, the North Valley Area Planning Commission took the actions below in conjunction with the approval of the following Project:

Demolition of two residential structures for the subdivision of one lot into six small lots and a Zone Change from (Q)RD6-1 to (T)(Q)RD6-1 to allow for the development of six single-family dwellings.

1. **Determined**, that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Approved and Recommended** that the City Council **adopt**, pursuant to Section 12.32 F of the Los Angeles Municipal Code, a Zone Change from (Q)RD6-1 to (T)(Q)RD6-1;
3. **Adopted** the attached Conditions of Approval; and
4. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Collado
Second: Sampson
Ayes: Nam, Parseghian
Abstain: Diaz

Vote: 4 – 0 – 1

Cecilia Lamas, Commission Executive Assistant
North Valley Area Planning Commission

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

Effective Date/Appeals: The decision of the North Valley Area Planning Commission as it relates to the Zone Change is appealable by the Applicant only, if disapproved in whole or in part by the Commission, is appealable to the Los Angeles City Council within 20 days after the mailing date of this determination letter.

Any appeal not filed within the 20-day period shall not be considered by the Council. All appeals shall be filed on forms provided at the Planning Department's Development Service Centers located at: 201 North Figueroa Street, Fourth Floor, Los Angeles; 6262 Van Nuys Boulevard, Suite 251, Van Nuys; or 1828 Sawtelle Boulevard, West Los Angeles.

FINAL APPEAL DATE: N/A

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

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

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

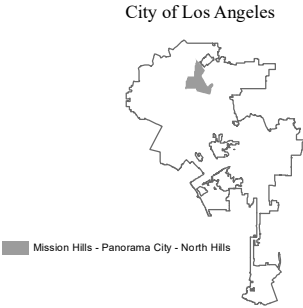
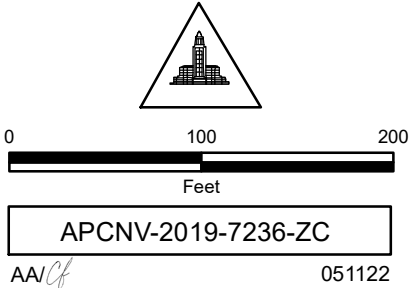
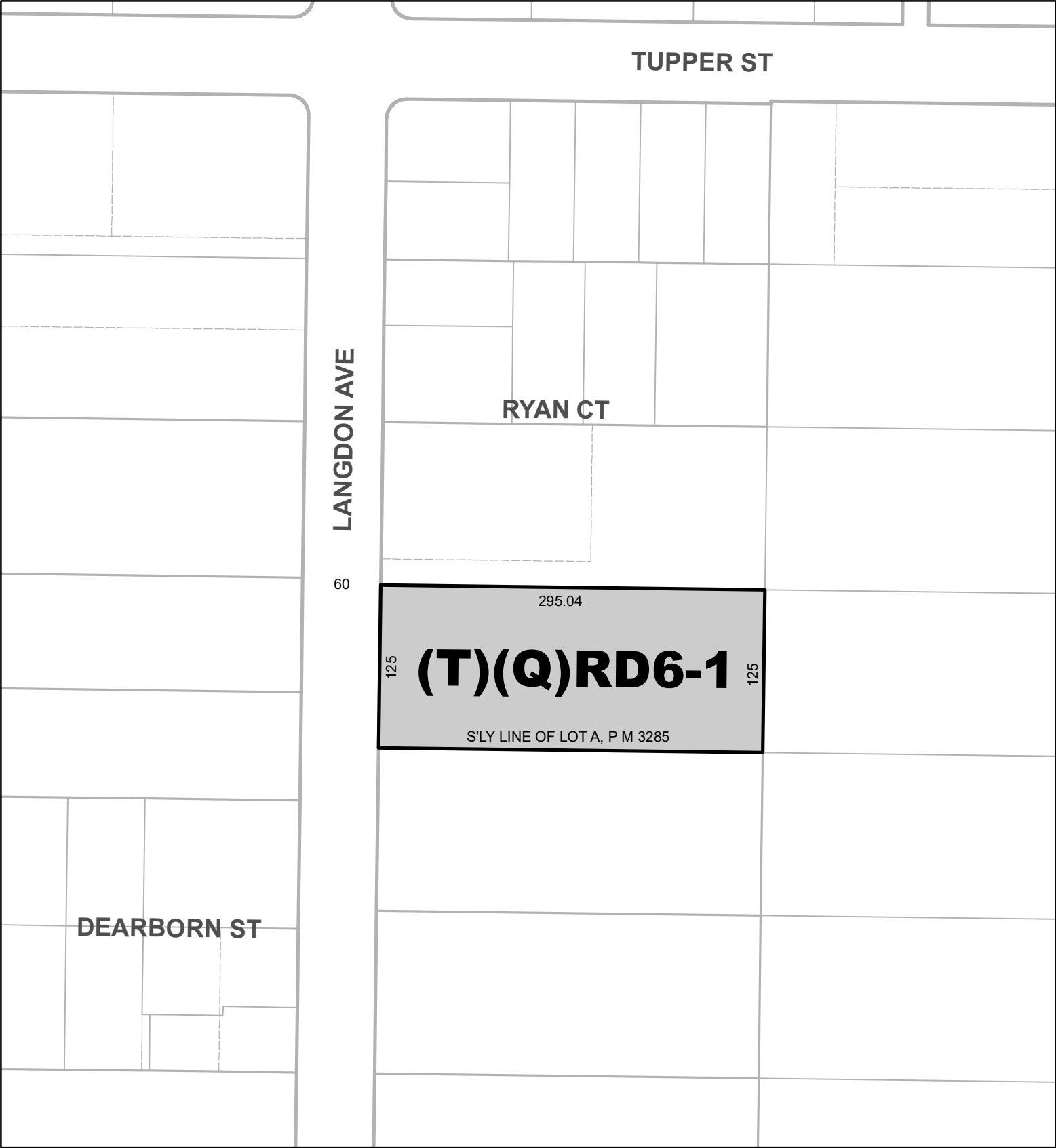
c: Blake Lamb, Principal City Planner
Claudia Rodriguez, Senior City Planner
Sarah Hounsell, City Planner

ORDINANCE NO. _____

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

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

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



(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. **Development.** The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A" except as may be revised as a result of this action. The development shall conform to the plans stamped Exhibit "A" and approved by the Director of Planning under Case No. ADM-2019-7237-SLD. In the event the Advisory Agency modifies Vesting Tentative Tract Map No. 82959-SL to be inconsistent with the stamped plans, the subdivider shall submit revised plans in substantial conformance with the approved map to the satisfaction of the Advisory Agency prior to the issuance of a building permit.
2. These (Q) Conditions supersede and replace those contained in Ordinance No. 147,855.
3. The Shamel Ash tree shall be preserved, and shall not be removed. The project shall be redesigned so that the building on Lot 1 does not impact the tree during the construction process or upon completion. Construction will need to observe a buffer from the Shamel Ash tree, as determined by Urban Forestry, to ensure the tree is not damaged during construction. A construction plan shall be approved by the Department of City Planning prior to permit sign-off.
4. **Density.** A maximum of six (6) dwelling units shall be permitted.
5. **Landscaping.**
 - a. Submit a landscape and irrigation plans for review and approval at the Development Services Center in accordance with LAMC Sections 12.40 and 12.43 (Landscape Guidelines, Ordinance No. 170,978).
 - b. All open areas not used for buildings, parking areas, driveway, pedestrian pathways, utilities, or common open space areas shall be attractively landscaped and maintained.
 - c. A minimum of five trees (a minimum of 24-inch box in size) shall be planted as shown on the applicant's Composite Site Plan stamp-dated August 17, 2021.

Note: The existing street tree in the parkway and Shamel Ash tree onsite to be preserved.
6. **Mechanical Equipment.** All mechanical equipment on the roof shall be screened from view. The transformer, if located in the front yard, shall be screened with landscaping.
7. **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.
8. **Maintenance.** The subject property (including all trash storage areas, associated parking facilities, sidewalks, yard areas, parkways, and exterior walls along the property lines) shall be maintained in an attractive condition and shall be kept free of trash and debris.

Administrative Conditions of Approval

9. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.
10. **Code Compliance.** Area, height and use regulations of the RD6-1 Zone classification of the subject property shall be complied with, except where herein conditions are more restrictive.
11. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
12. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.
13. **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.
14. **Building Plans.** Page 1 of the grants and all the conditions of approval shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety.
15. **Corrective Conditions.** The authorized use shall be conducted at all time with due regards to the character of the surrounding district, and the right is reserved to the North Valley Area Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code to impose additional corrective conditions, if in the Commission's or Director's opinion such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
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 an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's

fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages and/or settlement costs.

- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement (b).
- e. If the City determines it necessary to protect the City's interests, 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, commission, committees, employees and volunteers.

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

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

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

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

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

Responsibilities/Guarantees.

1. As part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.
2. **Bureau of Engineering.** Prior to issuance of sign offs for final site plan approval and/or project permits by the Department of City Planning, the applicant/developer shall provide written verification to the Department of City Planning from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to project design required by a public agency shall be documented in writing and submitted for review by the Department of City Planning.
 - a. Dedications Required –
 - i. That if this tract map is approved as “Small Lot Subdivision” then, if necessary for street address purposes, all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
 - ii. That if this tract map is approved as small lot subdivision then the final map be labeled as “Small Lot Subdivision per Ordinance No. 185,462” satisfactory to the City Engineer.
 - iii. That all common access easements including the vehicular access and pedestrian access easement be part of the adjoining lots.
 - iv. That, if necessary, public sanitary sewer easements be dedicated on the final map based on an alignment approved by the Valley Engineering District Office.
 - v. That, if necessary, the owners of the property record an agreement satisfactory to the City Engineer that they will provide a name sign for the common access driveway.
 - vi. That the subdivider make a request to the Valley District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.

- vii. That all pedestrian common access easements be shown on the final map.
- b. Improvements Required –
 - i. Improve Langdon Avenue being dedicated and adjoining the tract by the construction of the following:
 - (1) Improve Langdon Avenue adjoining the subdivision by the reconstruction of the existing concrete curb, gutter and sidewalk satisfactory to the City Engineer.
 - (2) Construct the necessary on-site mainline and house connection sewers satisfactory to the City Engineer.
- 3. **Urban Forestry Division.** Plant street trees and remove any exiting trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. Parkway tree removals shall be replanted at a 2:1 ratio. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the subdivider or contractor shall notify the Urban Forestry Division at (213) 847-3077.

The applicant shall submit a tree report and landscape plan prepared by a Municipal Code-designated tree expert as designated by LAMC Ordinance No. 187,205, for approval by the City Planning Department and the Urban Forestry Division for any protected tree removal.

Note: Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. All protected tree removals must be approved by the Board of Public Works. Contact Urban Forestry Division.
- 4. **Street Lighting.** No street lighting improvements if no street widening per BOE improvement conditions. Otherwise, remove and reinstall existing conduit behind new curb and gutter on Langdon Avenue.

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 condition S-3 (i), 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.

FINDINGS

General Plan/Charter Findings

1. General Plan.

- a. **General Plan Land Use Designation.** The subject property is located within the Mission Hills – Panorama City – North Hills Community Plan, adopted by the City Council on June 9, 1999, and designates the subject property for Low Residential land uses corresponding to the RE9, RS, R1, RU and under Footnote No. 4 the RD6 zone is permitted on properties 12,000 square feet or larger. The site is presently zoned (Q)RD6-1. However, the Qualified “Q” Condition was approved under Ordinance No. 147,855 (CPC-25402 effective December 25, 1975), which limits properties in the neighborhood to a maximum of four dwelling units, a two-story, each two-story building to provide a 40-foot front and 15-foot rear yards, and a minimum two and one-half parking spaces per dwelling, two of which shall be covered. The proposed RD6 Zone is a corresponding zone for the Low Residential land use designation (under Footnote No. 4) in accordance with the Community Plan. The requested six single-family lot subdivision is a use that is permitted in the proposed (T)(Q)RD6-1. The requested Zone Change would allow for a project that will increase home ownership opportunities in the plan area while maintaining consistency with the prevailing neighborhood character, in particular with the retention of the Shamel Ash tree which is a significantly large tree which provides a sense of place and neighborhood character as well as environmental benefits. Although the species is not endangered, threatened, or subject to the City’s tree ordinance and therefore not a mitigation measure, conditions of approval adopted under the City’s police powers are consistent with the goal and policies set forth herein. This community contains many examples of large shade trees, and were the Shamel Ash tree to be removed, the project would not be consistent with neighborhood character. Therefore, the project is in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted Community Plan.

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

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

Policy 3.1.1: Identify areas on the Long-Range Land Use Diagram and in the community plans sufficient for the development of a diversity of uses that serve the needs of existing and future residents (housing, employment,

retail, entertainment, cultural/institutional, educational, health, services, recreation, and similar uses), provide job opportunities, and support visitors and tourism.

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

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

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

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

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

The proposed zone change to (T)(Q)RD6-1 will allow for the development of an underutilized site, currently an unimproved lot with only two dwelling, with six new single-family residential lots which will accommodate development that supports the needs of the City's existing and future residents in accordance with the density outlined in the General Plan Framework Element. The proposed development is also in harmony with the prevailing scale and character of the stable residential neighborhood.

The proposed project is located approximately 0.2-miles southeast of intersection of Sepulveda Boulevard and Plummer Street and another 0.2-miles from the intersection of Sepulveda Boulevard and Nordhoff Street is proximate to a variety of transportation services including Metro Local Lines 166, 167, 234 and 734. The property is also located within close proximity to several schools and commercial uses across Sepulveda Boulevard, which include offices, places of worship, commercial retail shopping, restaurants and eateries, and other retail and services. The Zone Change allows for more intense development of the subject property, which will locate more residences proximate to transit and various destinations, thereby having the potential to reduce vehicular trips, vehicle miles traveled, and air pollution.

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

- c. **Mission Hills - Panorama City - North Hills Community Plan.** The Community Plan text includes the following relevant land use Objectives and Policies:

- Objective 1-1: To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area to the year 2010.
- Objective 1-2: To locate new housing in a manner which reduces vehicular trips and makes it accessible to services and facilities.
- Objective 1-3: To preserve and enhance the varied and distinct residential character and integrity of existing single and multi-family neighborhoods.
- Objective 1-5: To promote and insure the provision of adequate housing for all persons regardless of income, age, or ethnic background.

The proposed zone change to (T)(Q)RD6-1 allows for the future development of an under improved site with new, for-sale single-family homes. When constructed, a maximum of six new single-family dwelling units could be developed on the project site, each on their own single-family lot. The project is in harmony with the pattern of development in the surrounding area and will encourage the preservation and enhancement of this distinctive and stable single-family neighborhood. The proposed zone change is in alignment with the site's land use designation as envisioned by the Community Plan. Additionally, once developed, the proposed zone change request will result in the ability for a single-family development that equates to a modest increase in residential density located closer to commercial centers and major bus routes, thereby locating new housing in a manner that may reduce vehicular trips and dependency.

Thus, the proposed zone change is consistent with the goals, objectives, and policies of the Mission Hills - Panorama City - North Hills Community Plan.

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

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

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

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

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

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

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

The project site is located in an area which is developed with a mix of single-family properties some of which have private streets and detached multiple-family condominium pattern of development and character. Aside from the parcels zoned for public facilities and single-family to the northeast of the property, the surrounding neighborhood is designated for multiple-family development. Properties to the north, south and west are zoned (Q)RD6-1. The properties to the east fronting Sepulveda Boulevard are zoned R4-1. The properties further along the same block are RA-1, R1-1, and R3-1. The proposed density and scale of the small lot is similar to surrounding homes and compatible with the existing character of the neighborhood within the detached condominium development. The small lot subdivision also provides a buffer or transition between the single-family and multiple-family developments in the existing neighborhood. As proposed, the requested zone change would result in the development of an under improved land with up to six single-family lots. The development would facilitate new housing construction and provide more home ownership opportunities while preserving the existing character. The pattern of development will create a stable environment to slow down traffic and mitigate off-street parking impacts with the creation of the through driveway along the north property line. New residents will have access to various commercial amenities along Sepulveda Boulevard and public services, including schools, parks, and recreation centers.

Furthermore, the multiple approvals requested under Case No. APCNV-2019-7236-ZC, along with Case No. VTT-82959-SL streamlines the land use entitlement, environmental review, and building permit process by enabling the development of six single-family homes under one approval. Therefore, the zone change is consistent with the Housing Element goals, objectives and policies of the General Plan.

Goal 3 A City in which housing creates healthy, livable, sustainable, and resilient communities that improve the lives of all Angelenos.

Objective 3.1 Use design to create a sense of place, promote health, foster community belonging, and promote racially and socially inclusive neighborhoods.

Policy 3.1.4 Site buildings and orient building features to maximize benefit of nearby amenities and minimize exposure to features that may result in negative health or environmental impacts.

Policy 3.1.5 Develop and implement environmentally sustainable urban design standards and pedestrian centered improvements in development of a project and within the public and private realm such as shade trees, parkways and comfortable sidewalks.

Rapidly occurring climate change has added new urgency to ensuring that Los Angeles has the social and environmental resiliency to prepare for expected changes in weather patterns and other climate-related hazards. Improvements such as increased tree canopy, rehabilitation of the existing housing stock, and sustainable construction have multiple benefits that will help mitigate the effects of high-heat days, while reducing energy costs and decreasing greenhouse gas emissions.

The approval of the Zone Change enables this project site to be developed at a higher density, with smaller building setbacks and a higher building height than with the current zoning designation. It is important that as this property is redeveloped with additional housing units, all efforts are made to ensure the ensuing project achieves many of the

sustainability and environmental goals contained in the City's Housing Element. As conditioned, by preserving the Shamel Ash tree and redesigning that portion of the building on Lot 1, the granting of the zone change will ensure that the above goals, objectives and policies are achieved. Redesigning the building to allow for the preservation of the Shamel Ash Tree will continue to provide shade, cooling, habitat, energy savings, and other benefits.

- e. The **Mobility Element** of the General Plan (Mobility Plan 2035) is not likely to be affected by the recommended action herein. Langdon Avenue is a designated Local Street–Standard dedicated to a width 60-foot at the project's street frontage and improved with curb, gutter, sidewalk, and landscaped parkway. As part of the (T) Tentative Classification conditions incorporated herein, additional improvements the adjoining street will be required. Consequently, the project will result in the reconstruction of the existing concrete curb, gutter and sidewalk satisfactory to the City Engineer.

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

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

The project complies with subdivision design and public safety standards to ensure safe and convenient access for residents. The project is an infill development that will increase accessibility to existing neighborhood destinations such as parks, shopping centers, and employment centers. The proposed project is located approximately 0.2-miles southwest corner of Sepulveda Boulevard and Plummer Street and is proximate to a variety of transportation services including Metro Local Lines 167 and 234 and 0.2-miles from the northwest corner of Sepulveda Boulevard and Nordhoff Street services including Metro Local Lines 166, 234, and 734. Therefore, the zone change is consistent with the Mobility Plan 2035 goals, objectives, and policies of the General Plan.

- f. The **Plan for a Healthy Los Angeles** Plan will be implemented by the recommended action herein. The Plan for a Healthy Los Angeles lays the foundation to create healthier communities for all Angelenos. As an Element of the General Plan, it provides high-level policy vision, along with measurable objectives and implementation programs, to elevate health and environmental justice as a priority for the City's future growth and development.

The Vision contained in this plan calls for “ample green and open space, including a robust tree canopy in all neighborhoods and opportunities for urban agriculture.” The Action Plan contained in this plan calls for, among other directives, “energy efficiencies, weatherization, proper positioning of trees to shade buildings, alternative energy and solar generation systems, explore the feasibility of building designs that incorporate facile

systems to charge electric vehicles, and use of rainwater, storm water, gray water and recycled water.”

The approval of the Zone Change enables this project site to be developed at a higher density, with smaller building setbacks and a higher building height than with the current zoning designation. It is important that as this property is redeveloped with additional housing units, all efforts are made to ensure the ensuing project achieves the above Vision and Action Plan contained in the City’s Plan for a Healthy Los Angeles. As conditioned, by preserving the Shamel Ash tree and redesigning that portion of the building on Lot 1, the granting the zone change will ensure that these are achieved. Redesigning the building to allow for the preservation of the Shamel Ash Tree will continue to provide shade, cooling, habitat, energy savings, and other benefits.

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

Zone Change and “T” Classification Findings

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

- a. Public Necessity: On April 29, 2019, Mayor Eric Garcetti released LA’s Green New Deal (Sustainable City pLAn), a roadmap to achieve short-term results while setting the path to strengthen the transformation of the City in the decades to come. As part of the plan, the Mayor set forth goals of ending street homelessness by 2028, increasing cumulative new housing construction to 100,000 by 2021 and ensuring that new housing is located near transit. The zone change would allow the under improved site to be developed with a total of six new market rate for-sale homes at the site. The proposed project is located approximately 0.2-miles northwest and southwest proximate to a variety of transportation services including Metro Local Lines 166, 167, 234 and 734. By increasing housing supply and providing new housing within proximity to transit and commercial services and amenities, the project is consistent with public necessity.
- b. Convenience: The project site is located in an area of the North Hills community that is highly urbanized, with parks, schools, and transportation infrastructure. The proposed project would allow for the development of six new dwelling units within 600 feet from several schools including Francisco Sepulveda Middle Kinesiology and Sports Medicine Magnet, Francisco Sepulveda Middle School, Carlos Santana Arts Academy (Dual Language Spanish), and Carlos Santana Arts Academy. North Hills Community Park is approximately 0.5 miles southeast of the project site. The property is also located approximately an eighth of a mile northwest of Sepulveda Boulevard and Nordhoff Street and an eighth of a mile southwest of Sepulveda and Plummer Street, which are major thoroughfares and commercial centers, and is proximate to a variety of transportation services including Metro Local Lines 166, 167, 234 and 734. Various commercial amenities are located along Sepulveda Boulevard which include offices, places of worship, commercial retail shopping, restaurants and eateries, and other retail and services. Granting the zone change to the proposed (T)(Q)RD6-1 Zone would allow future residents

access to shopping, dining and services within the immediate neighborhood, as well as the opportunity to utilize nearby parks and to send their children to nearby schools.

- c. General Welfare: Granting the zone change to the (T)(Q)RD6-1 Zone would provide an opportunity for the development of an under improved lot with up to six new single-family residential lots that will expand home ownership opportunities in the North Hills communities of the city. As discussed above, the area is served by neighborhood-serving uses such as schools, gyms, parks, restaurants and other services and amenities. The proposed project will also result in zoning and development pattern similar to the existing neighborhood character. The zone change to the (T)(Q)RD6-1 Zone will increase the city's housing stock, while minimizing any burden placed upon the existing infrastructure, including roads and utilities.

Rapidly occurring climate change has added new urgency to ensuring that Los Angeles has the social and environmental resiliency to prepare for expected changes in weather patterns and other climate-related hazards. Improvements such as increased tree canopy, rehabilitation of the existing housing stock, and sustainable construction have multiple benefits that will help mitigate the effects of high-heat days, while reducing energy costs and decreasing greenhouse gas emissions.

The approval of the Zone Change enables this project site to be developed at a higher density, with smaller building setbacks, a higher building height, and less required parking spaces than with the current zoning designation. It is important that as this property is redeveloped with additional housing units, all efforts are made to ensure the ensuing project achieves many of the City's sustainability and environmental goals. As conditioned, by preserving the Shamel Ash tree and redesigning that portion of the building on Lot 1, granting the zone change will enhance the general welfare of the community by maintaining this significant tree. Preserving this tree will further the goals of the City of Los Angeles' Green New Deal: Sustainable City Plan, a broad and ambitious directive prepared by the Mayor's Office in 2019. In particular, it will further the goals of the directive's Urban Ecosystems and Resilience Vision by preserving the tree canopy. Trees, especially mature healthy trees such as the Shamel Ash on the project site, provide shade, cooling, habitat, energy savings, and other benefits. Trees can sequester carbon dioxide from the air enhancing our ecosystem. Because of these benefits, the Mayor's Sustainability Plan has a goal to "Plant and Maintain at least 90,000 trees city wide." The preservation of the Shamel Ash tree further advances these goals to ensure the welfare of the community.

- d. Good Zoning Practice: The proposed RD6 Zone is identified as a corresponding zone of the Low Residential land use designation whereas Footnote No. 4 states the RD6 shall not be precluded on lot over 12,000 square feet or larger in area. The proposed zone change would allow for the development of an underutilized site to create six new single-family homes, corresponding with the existing planned Low Residential Land Use Designation and Footnote No. 4. The development would be consistent with the density, zoning, and scale of surrounding properties. As such, the proposed (T)(Q)RD6-1 Zone would ensure that the density of the development would be compatible with existing and future development surrounding the project site.
- e. "T" Classification Findings: Per Section 12.32-G,1 of the Municipal Code, the current action, as recommended, has been made contingent upon compliance with new "T" conditions of approval. Such limitations are necessary to ensure the identified dedications, improvements, and actions are undertaken to meet the public's needs, convenience, and general welfare served by the required actions. The proposed

(T)(Q)RD6-1 Zone restricts density, scale, and use intensity that are allowed on the site, unless further discretionary actions are pursued. Compliance with the new “T” conditions of approval will ensure future development on the site will: be in a manner that protects the public safety; is compatible with the overall pattern of the existing single-family residential development in the community; is appropriate and in harmony with the General Plan as discussed in Findings Section 1; and prevents or alleviates the potential adverse environmental effect of adding additional dwelling units to the established neighborhood.

Additional Findings

3. **Environmental Findings.** Based on the whole of the administrative record, as supported by the justification prepared and found in the environmental case file, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Article 19, Section 15332, Class 32, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources apply.
4. **Flood Insurance.** The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 186,952, have been reviewed and it has been determined that this project is located outside the flood zone, areas of minimal flood hazard.

COVID-19 UPDATE

Interim Appeal Filing Procedures

Fall 2020



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

OPTION 1: Online Appeal Portal

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

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

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

OPTION 2: Drop off at DSC

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

Metro DSC

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

Van Nuys DSC

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

West Los Angeles DSC

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

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

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