

Sunland-Tujunga Neighborhood Council

LAND USE COMMITTEE

7747 Foothill Bl, CA 91042 • 818-951-7411/ www.STNC.org



LAND USE COMMITTEE MEETING AGENDA

DATE: Monday, October 6, 2014

LOCATION: North Valley Neighborhood City Hall

7747 Foothill Blvd., Tujunga, CA 91042 (Corner of Wyngate & Foothill; Auditorium)

TIME: 7:00 PM

Call to Order – Introductions of LUC, CD7 staff, neighbors and guests.

Name	P	A	Name	P	A
Dean Sherer			Elektra Kruger		
Bill Skiles			Arsen Karamians		
Cindy Cleghorn*			John Laue*		
Debby Beck			William Malouf (a)		
Nina Royal*			Roberta Konrad (a)		
Chaz vanAalst			Karen Zimmerman (a)		
VACANT			VACANT (a)		
David Barron*			CD-7		

* STNC Board Member

The Land Use Committee contains eleven full members and four alternates. A quorum for an LUC Committee meeting consists of seven members, and at least six votes in favor or against an issue are required to achieve consensus.

1. MINUTES of 9/15/14 meeting
2. CD 7 STAFF UPDATES - Q&A
3. COMMITTEE MEMBER UPDATES:
 - a. Recommendation to fill vacancies on the LUC
 - b. Communications
 - c. Reports on Committee member activities
4. PUBLIC COMMENTS - non agenda items
5. MOTION TO SUPPORT DRAFT LETTER to Councilman Fuentes that he introduce a City Council motion requesting a moratorium on construction on any K-Overlay land, including RA, RE-20, RE-40, A2 and A1 zoned land that is K-Overlay or not that will encroach on any equestrian set-asides.
6. Motion to approve a Draft Letter urging the City to require a full EIR whether based on generalized points or specific points as determined by review of their EAF for the proposed Canyon Park Project in Big Tujunga Canyon.
7. Committee Discussion and possible action:
 - a. 8134 Foothill Blvd., Sunland
 - b. 6723 Foothill Blvd Caesar Banquet Hall application
 - c. 10551 Pinewood update
 - d. 10345 Hillhaven - ZA2014-3637-ZAA - Early Notification
8. Discussion/ Action: regarding "expedited" projects that are approved by the City so quickly that the LUC has no opportunity to review or comment upon them.
9. Discussion / Possible Action:
 - a. Regarding the Baseline Mansionization Ordinance to go before PLUM on Oct. 7.
 - b. Discussion / Possible Action - The City Council will consider a Notice of Demolition Ordinance, CF-13-1104. Demolition permits are issued without a public process. Should the STNC comment on this proposed new ordinance ?
10. ANNOUNCEMENTS
 - a. October 8 - STNC Board Meeting
 - b. October 11 - PlanCheckNC meeting with City Attorney Mike Feuer
 - c. October 20 - Verdugo Hills Golf Course - Architect will present latest plans
 - d. November 12 STNC meeting with City Attorney Mike Feuer
 - e. VANC Planning Forum: December 11

DETAILS for the above meetings at stnc.org - Plans & Documents under Bylaws & Documents Menu

Adjourn.

The public is requested to address the Board/Committee on any item of the agenda prior to the Board/Committee taking action on an item. Comments from the public on Agenda items will be heard only when the respective item is being considered and at the discretion of the presiding officer(s). Comments from the public on other matters not appearing on the agenda can be heard during Public Comments. Public Comment is limited to two minutes per speaker, unless waived by the presiding officer(s) of the Board/Committee. **Time limits may take more or less time. Order of items on this agenda may be changed by the presiding officer. ** All items may be acted upon whether specifically listed for action or not.

In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the

board in advance of a meeting, may be viewed at the STNC Office, 7747 Foothill Blvd., Tujunga, at our website: www.stnc.org or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact the STNC office to schedule an appointment at (818) 951-7411.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assisted listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting by contacting Cindy Cleghorn, at (818) 951-7411, toll-free at (866) LA HELPS, or e-mail secretary@stnc.org. Agenda is posted for public review at: www.stnc.org; Sunland-Tujunga Chamber of Commerce 8250 Foothill Blvd. Unit B, Sunland; North Valley CityHall, 7747 Foothill Blvd., Tujunga and Sunland Senior Center, 8640 Fenwick Street, Sunland. Posted 10-03-14; Remove after 10-06-14 .

SUNLAND-TUJUNGA NEIGHBORHOOD COUNCIL
LAND-USE COMMITTEE MEETING MINUTES
SEPTEMBER 15, 2014

- I. Meeting was called to order at 7:12pm by Committee Vice-Chairperson Bill Skiles
- II. Introduction of LUC Members
- III. Roll Call
 - a. Present
 - i. Bill Skiles
 - ii. Cindy Cleghorn
 - iii. Debby Beck
 - iv. Chaz VanAalst
 - v. David Barron
 - vi. Elektra Kruger
 - vii. Arsen Karamians
 - viii. Karen Zimmerman
 - b. Absent
 - i. Dean Sherer
 - ii. Nina Royal
 - iii. John Laue
 - c. No CD7 Representative Present
- IV. Approval of September 8, 2014 LUC Meeting Minutes
 - a. **MOTION:** by Cindy Cleghorn to approve the September 8, 2014 LUC Meeting Minutes as amended 2nd by Karen Zimmerman Vote: Unanimous approval
- V. CD7 Staff Up-Dates – Cindy Cleghorn for Claudia R. Rodriguez
 - a. Claudia R. attended the Amanita Hearing. The case has been taken under advisement because the Bureau of Engineering and the soils reports had not yet been submitted. Any possible changes to the site plan would be related to BoE
 - i. There is a new planner assigned to the case.
 - ii. This is an expedited case
 - iii. Karen Z: The rep presenting the case to the LUC (Mr. Lamishaw) stated that there was a 500 ft radius Public Hearing notification. Neighbors claim never to have rec'd notification & knew of the Hearing based solely on the small on-site posting
- VI. LUC Vacancies
 - a. There is one regular vacancy and one alternate vacancy on the LUC. Any current alternate member could move up to fill the vacant regular position. Audience was invited to consider joining the LUC. One attendee expressed interest.
- VII. No Committee Member Communications
- VIII. Boardmember Committee Activities
 - a. The Congress is meeting this Saturday at City Hall. There will be two planning related workshops which are the busiest for Land-Use Committees.
 - i. Morning workshop is geared for Committees just starting up or as a refresher course
 - ii. The afternoon Workshop will be a little more advanced getting into visioning and marketing for community improvement
 - iii. Open to all. Free admission. All day event. Information can be obtained on-line at nccongressla.com for all workshops being held, speakers, registration, etc
- IX. Public Comment
 - a. Elektra Kruger
 - i. Invited all to consider becoming members of the Little Landers Historical Society

- b. Audience member
 - i. Noted that a lot of landscape maintenance has taken place recently at Bolton Hall. An oak tree branch over-hanging Bolton Hall's roof has been cut down
- X. Motion to support Draft Letter to Councilmember Fuentes regarding moratorium on construction on equestrian set-asides in equestrian capable land
- a. History: The San Gabriel et al Specific Plan states that *in new subdivisions* there must be a 2,288 sq ft equestrian set-aside maintained on K-Overlay land. Unfortunately this does not protect equestrian set-asides for infills, construction on a single vacant parcels etc.
 - i. This has resulted in on-going loss of equestrian capable parcels despite being in K-Overlay Districts
 - ii. Councilmember Fuentes recognizes this and has himself stated this must be addressed in ReCodeLA
 - 1. ReCodeLA is predicted to take 5+ years to effectuate. To place a hold on loss of equestrian capable land in the meantime, a draft letter has been prepared and presented to the LUC for approval to send to Councilmember Fuentes asking that he present a Motion to City Council requesting a moratorium on any construction encroaching on equestrian set-asides pending ReCodeLA.
 - 2. **MOTION:** by Elektra Kruger to approve the Draft Letter for STNC to submit to Councilmember Fuentes requesting his action to have a moratorium placed on construction encroaching on equestrian set-asides on equestrian capable properties. 2nd by Arsen Karamians Vote: Unanimously approved.
- XI. Big Tujunga Canyon Sediment Removal Up-Date – Cindy Cleghorn
- a. All trucks will be making one trip to the site and will stay there for the duration of the Project. There will not be driving on-site/off-site through the community on a daily basis. The conveyor option has been selected for sediment removal
 - i. Sediment will be deposited in nearby Maple and Cooper Canyons
 - b. Project will not begin until late 2016 or 2017. This will be at the end of Supervisor Antonovich's tenure in office.
 - c. The Representative who presented the Up-Date on the Sedimentation Removal Project at the STNC Board Meeting recommended STNC still send the STNC-approved letter listing concerns re truck traffic, heavy truck routes throughout the community, disruption of infrastructure, etc
- XII. Scheduling future actions by the LUC re major projects in the community/how should the LUC approach these Projects in LUC meetings as they move forward
- a. Proposed Canyon Park Project in Big Tujunga Canyon
 - i. Project is proposed for 242 homes
 - ii. Neighbors have noticed soils testing activity
 - iii. Canyon Parks has filed their EAF 8-29-14 ENV-2014-3225-EAF 12400 N Big Tujunga Cyn Rd 91042. The LUC needs to get a copy of their assessment ASAP
 - 1. Have all potential impacts been covered? Does the LUC agree with their impact level assessments, etc
 - iv. A Draft Letter needs to be prepared and presented to the LUC at the Oct 6 meeting for approval urging the City to require a full EIR whether based on generalized points or specific points as determined by review of their EAF.
 - b. Day St/Pali
 - i. STNC should submit a communication requesting a full EIR – there is a lot of sensitivity to that property. The LUC should schedule discussions about how to provide related comments to the City
 - ii. Discussed need for extensive and engineering-intensive retaining walls

- XIII. Land-Use Committee Activities – Cindy Cleghorn
- a. Because the LUC is very busy, everyone needs to participate whether in reviewing applications, making calls to prospective applicants inviting them to make a presentation to the LUC
 - i. Perhaps assign these duties on a rotating basis. Split up the responsibilities among committee members rather than have it all lie on the shoulders of one or two people
 - b. Re: Attendance/Participation – the STNC-LUC does not really have an attendance problem but reviewed the STNC bylaws regarding attendance: Miss six meetings within a year constitutes a statement of resignation whether excused or not.
 1. Missing any three meetings in a row constitutes a statement of resignation
 - ii. Being an LUC Member is a big responsibility, all the more so because it meets twice/month. Failure to attend/participate puts that much more pressure on other committee members or leaves the door closed for new members to step in
 1. DONE and Board of Neighborhood Commissioners are placing great emphasis on these points and also are urging increase in CIS submissions which do not all have to be tied to a Council File
- XIV. Announcements (refer to the agenda)
- a. VANC Planning Forum, Dec 11 – Cindy Cleghorn
 - i. Cindy C. encouraged everyone to attend. The Forum will be broken up into basic/intermediate/advanced sessions. Some of the presenters will be the expeditors for Projects we know.
 - ii. Will be treated as a “chat-setting” and a panel.
 - b. The STNC has a new Clean-Up and Beautification Committee (CUB). A clean-up is scheduled along Foothill Bl Saturday September 27. Meet at NVACH at 8:00am
 - i. The Committee has a strong interest in engaging business owners and property owners along the area to try to clean things up – plant trees, improve signage, etc things to improve appearance of the community
 - ii. Committee will meet here Wednesday night. Encouraged community to attend
 - c. Neighborhood Watch meeting will be held tomorrow night here at 6:30pm. It is generally attended by +/- 40 people
 - d. Chamber of Commerce has a mixer scheduled for Wednesday, 6:00pm to 8:00pm, at Century 21 to share what is going on with your business/organization.
- XV. Audience was asked how they heard about the LUC meeting and what brought them here tonight to participate
- a. ICO letter – Canyon Parks – Palmdale Meeting re HSR
 - b. Resident of Seven Hills interested in Canyon Parks
 - c. A lady attended the last STNC Board Meeting where it was recommended she attend the LUC meeting when she expressed an interest in keeping abreast of things happening in the community. Expressed interest in joining LUC
 - d. A gentleman who has attended several STNC Board Meetings but never attended an LUC meeting before was encouraged by Debby Beck to attend
- XVI. Meeting adjourned at 8:17pm

Item 7.a.

HRSA-15-016 - Project Abstract
All For Health, Health For All

Project Title: New Access Point **Applicant Name:** All For Health, Health For All
Address: 519 E. Broadway, Glendale, CA 91205
Project Director: Noobar Janoian, MD **Phone:** (818) 409-3020 **Fax:** (818) 243-2713
Email: njanoian@all4health.org **Website:** www.allforhealth.org
Congressional District-Applicant: CA-028 **Proposed Service Area District:** CA-028, CA-029
Amount/Type of Funding Requested: \$650,000 – Community Health Center
Current Federal Funding Received: \$807,125 – Health Center Cluster

Brief Overview/History of the Organization, Community to be Served, and Target Population

All for Health, Health for All (AFH) was designated a Federally Qualified Health Center through the American Reinvestment and Recovery Act in 2009. AFH received its 501(c)(3) designation in 2000, and continues its mission “to plan, evaluate, and provide primary healthcare and social services to medically underserved and indigent residents, including immigrant Armenians, Middle and Eastern Europeans, Hispanics, and Asians that have settled in Glendale and surrounding communities.” AFH provides a full range of on-site culturally sensitive primary and preventive medical care from three sites in Glendale, one in Burbank, and the proposed new access point in Sunland. AFH’s services target the uninsured, underserved residents living below 200% of the Federal Poverty Level (FPL). Ethnic and racial minorities comprise the majority (52.5%) of the service planning area residents, with Latinos representing 55.0% and Asians 10.7%. First-generation Armenian, Eastern European, and Middle Eastern (including Russian, Iranian, Arab, and Hungarian) immigrant families, are prominent in the white population.

How the Proposed Project Will Address the Need for Health Care Services

The target population has a distinct need for more comprehensive health care services. In the service area, almost half (48.2%) of residents live below 200% of Federal Poverty Level (FPL), qualifying them as low-income. The service area has a low-income penetration rate of only 19%, meaning that less than one in five of those living below 200% of the FPL currently use FQHC grantees and/or Look-Alikes, creating a need for more working physicians. This underutilization has led to a number of disparities based on service area core health indicators that are considerably higher than the national benchmarks. Chronic disease prevention, treatment, and maintenance are major needs in the service area. Poverty, cultural and linguistic isolation, and lack of education also impact access to care for the target population. The comprehensive system of care offered across all lifecycles at AFH’s proposed New Access Point in Sunland will incorporate a Patient-Centered Medical Home service delivery model, which will emphasize coordination of care and a full understanding of each patient and his or her needs.

Number of new patients, visits, and providers; delivery sites and locations; services provided

The section 330 grant will support the delivery of primary medical services to a projected total of 3,750 patients in 18,000 encounters by April 30, 2017. At full operational capacity, services will be provided by 2.0 FTE medical providers at the new access point delivery site. The proposed New Access Point is a 6,450 square-foot freestanding building at 8134 Foothill Blvd., Sunland, CA 91040. It will provide a comprehensive range of primary and preventive health care services, including chronic disease management, immunizations, cancer screenings, and child immunizations. The site will also include an Adult Day Health Center component to provide socialization as well as healthcare solutions to issues related to and not related to symptoms of aging.

ON LETTERHEAD

DATE

Dr. Noobar Janoian
Chief Executive Officer
All for Health, Health for All
519 East Broadway
Glendale, CA 91205

Dear Dr. Janoian:

This letter is to express *my/our* support for All For Health, Health For All's application for designation of its Sunland health center as a Federally Qualified Health Center under Section 330 of the Public Health Services Act. *I/We* understand that the clinic will provide free and low-cost healthcare services to low-income and impoverished residents of Sunland and the surrounding region of northeastern Los Angeles. Your organization has deservedly earned the respect and appreciation from segments of the community who are characterized by poverty, unemployment, and dwindling supportive resources.

INSERT STATEMENT ABOUT ENDORSING AGENCY OR OFFICE.

IF KNOWN, INCLUDE SPECIFIC INFORMATION ABOUT NEED IN THE SERVICE AREA.

IF POSSIBLE, INCLUDE SPECIFIC INFORMATION ABOUT ANY COLLABORATIVE ACTIVITIES OR COORDINATION YOU HAVE DONE WITH THE ALL FOR HEALTH, HEALTH FOR ALL.

I/We strongly endorse the All For Health, Health For All application, knowing that upon FQHC designation, the Sunland clinic will be provided with the resources to expand the range and depth of healthcare services to service area residents. Since your agency is well respected and trusted among community residents and healthcare professionals alike for its commitment to quality of care, innovation, and responsiveness to unmet community needs, its approval as an FQHC will mean substantial betterment for residents of Los Angeles.

I/We see the potential to increase its service that will be afforded by All for Health, Health for All's successful application, and know that a large segment of medically uninsured residents will benefit from its designation as an FQHC.

Sincerely,

NAME
TITLE

RE: 8134 Foothill Blvd. – Former East Valley Adult Day Care
Now Adult Day Care / All For Health/Health for All

Request is for a Letter of Support

Information:

I want to take this opportunity to introduce ourselves and share a summary about All For Health, Health For All as an organization [before our meeting on Monday, October 6, 2014], as we are newcomers to the local community.

To tell you a little about our organization, from early on in private practice, Dr. Noobar Janoian, the Founder and the current CEO of our organization recognized a growing demographic of underserved people in his community, the poorest segment of the population including many homeless individuals who were not receiving adequate medical care. Dr. Janoian so often treated these poor and homeless patients without charge, he earned a reputation as "the free doctor." Dr. Janoian took it upon himself to see these indigent patients, without any charge, and made sure that their most basic health care needs are met. It was commonly known within the community that Dr. Janoian rarely turned any patient away.

Soon, word of this "free doctor" who was seeing patients at his office in Glendale reached the Los Angeles County Department of Health Services. In 1993, the County of Los Angeles contacted Dr. Janoian to embark upon an unprecedented joint venture between the County and a private clinic, wherein Dr. Janoian's office [Broadway Family Medical Center located at 519 East Broadway Boulevard in Glendale, CA] would provide medical care to the indigent population of the County of Los Angeles.

As the practice grew, Dr. Janoian spearheaded the clinic's final metamorphosis to a nonprofit medical center, so that it may best serve the purpose of its inception, to provide medical care to as many poor and needy individuals as possible. In 1999, his private medical office gained its nonprofit status and evolved into the All For Health, Health For All community health center, a Nonprofit Public Benefit Corporation that specializes in providing quality health care services to underserved and underprivileged individuals in our community. Dr. Janoian's overriding goal throughout his career, and culminating in the formation of this nonprofit medical center, has been to extend quality medical care to the neediest populations. Finally, All for Health, Health for All applied for and received its status as a Federally Qualified Health Center [FQHC] and started receiving grants under Section 330 of the Public Health Service Act in order to continue to expand its range of services to the indigent population.

At this point in time, our organization has seven locations scattered throughout the cities of Glendale, Burbank, and Sunland, CA [main location still being the clinic on 519 East Broadway]. Our services have expanded from general family practice including a separate pediatric practice and now include mental and behavioral health as well as Adult Day Health Care [ADHC] services (our Sunland location serves as a Community Health Center AND an ADHC).

Here is a short video/documentary about our organization for you to enjoy watching...

https://www.dropbox.com/s/lm21whd9aqk9b2q/Dr.%20Janoian%20New%204-HD%201080p_YT.mp4

Item 7. d.

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

RECEIVED OCT 08 2014

Planning Staff Use Only

ENV No.		Existing Zone		District Map	
APC		Community Plan			Council District
Census Tract	APN	Case Filed With [DSC Staff]		Date	

CASE NO. ZA 2014-3637 - ZAA

APPLICATION TYPE Zoning Administrator's Adjustment.
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 10345 N. Hillhaven Ave, Los Angeles CA, Zip Code 91042
 Legal Description: Lot Portion of Lot 338 Block None Tract Los Terrenitos Tract
 Lot Dimensions 140'X137.93' Lot Area (sq. ft.) 19,310 Total Project Size (sq. ft.) 2,074 (Existing)

2. PROJECT DESCRIPTION

Describe what is to be done: Zoning Administrator's Adjustment approval to permit a 24'-foot mid point lot width for Parcel C in-lieu- of the required 50'-foot for the R1 zone, and requesting that rear yard (west side of parcel 'C'), for proposed two story single family dwelling to be 6'-foot, in-lieu-of otherwise required setback of 15'-foot. (see attached Exhibit "A")

Present Use: SFD Proposed Use: SFD

Plan Check No. (if available) N/A Date Filed: _____

Check all that apply:

<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input type="checkbox"/> Demolition
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code

Additions to the building:

<input checked="" type="checkbox"/> Rear	<input checked="" type="checkbox"/> Front	<input type="checkbox"/> Height	<input type="checkbox"/> Side Yard
--	---	---------------------------------	------------------------------------

No. of residential units: Existing 1 To be demolished 0 Adding 2 Total 3

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: 12.10.C.3 Code Section which authorizes relief: 12.28
To allow a 6-foot rear yard set back in-lieu-of 15-foot required for parcel "C": only , (see attached Exihbit "A")

Code Section from which relief is requested: 17.53-j Code Section which authorizes relief: 12.28
To allow a 24-foot mid point width for Parcel "C" in-lieu-of the required 50-foot width for the R-1 zone.

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

List related or pending case numbers relating to this site:
AA-2007-2625-PMLA

4. OWNER/APPLICANT INFORMATION

Cyrus Teadolmanesh and Armenouhi Teadolmanesh,

Applicant's name Cyrus Teadolmanesh Company Trustees of the Hunter Living Trust, Owner
Address: 9812 La Canada Way Telephone: (818) 352-0012 Fax: ()
Sun Land ,CA Zip: 91040 E-mail:

Property owner's name (if different from applicant)
Address: Telephone: () Fax: ()
Zip: E-mail:

Contact person for project information Steve Nazemi Company DHS & Associates inc.
Address: 275 Centennial Way, Suite 205 Telephone: (714) 665-6569 Fax: (714) 665-1580
Tustin, Ca Zip: 92780 E-mail: steve@dhsengineering.com

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
b. The information presented is true and correct to the best of my knowledge.
c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: [Handwritten Signatures] Print: CYRUS TEADOLMANESH ARMEHOUI TEADOLMANESH
ALL-PURPOSE ACKNOWLEDGMENT

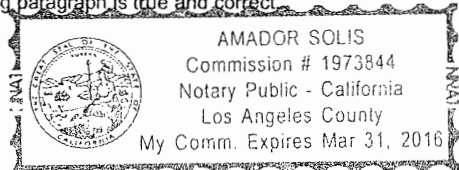
State of California
County of Los Angeles

On 8/20/14 before me, Amador Solis, Notary Public
(Insert Name of Notary Public and Title)

personally appeared Cyrus & Armenouhi Teadolmanesh who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
[Handwritten Signature] (Seal)
Signature



6. ADDITIONAL INFORMATION/FINDINGS

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only

Table with 3 columns: Base Fee, Reviewed and Accepted by [Project Planner], Date; Receipt No., Deemed Complete by [Project Planner], Date.

FINDING FOR ZONING ADMINISTRATOR'S ADJUSTMENT (ZAA)

**Project Address: 10345 N. Hillhaven Ave.
Los Angeles, Ca 91042**

In order for an adjustment from the zoning regulations to be granted, all five of the legally mandated findings delineated in Section 12.28 of the Los Angeles Municipal Code must be made in the affirmative. Following (highlighted) is a delineation of the findings and the application of the relevant facts of the case to same:

1. Adjustment Findings (Section 12.10.C.3, 17.53-j)

The granting of an adjustment will result in development complete and consistent with surrounding uses.

The zoning regulation required a 50'-foot lot width at mid-point for all R1-1 Zoned lots. Such regulations, however, are written on a citywide basis and cannot take into account individual unique characteristics, which a specific parcel and its intended use may have. The applicant's proposed parcel map contains a flag shape parcel with a driveway to the public street frontage. The existing circumstances prohibit the implementation of a flag lot due to the lot width requirement at the mid-point. In this instance, the LAMC's desire to achieve compatibility between respective sites and protect neighboring properties and the applicant's desire to provide a more viable/functional, livable dwelling can be accommodated in a manner consistent with the intent and purpose of the zoning regulation.

2. The granting of an adjustment will be in conformance with the intent and purpose of the general plan.

The site is located at within the Sunland - Tujunga - Lake View Terrace, Shadow Hills- East Las Tunas Canyon Area. The designate the subject site for LOW Residential with corresponding zones of R1-1-RFA . The grating of an adjustment is consistent with the intent and purpose of the community plan. The Sunland, Tujunga, Lake View Terrace, Shadow Hills and East Las Tunas Canyon community plan does not specifically address adjustments.

The use of the subject property is residential which is consistent with the plan and zone. The project has taken into consideration surrounding properties and has implemented measure to ensure that the design of the structure is compatible to the existing and surrounding properties. The proposed project is in conformance of the community plan in providing more housing units at affordable level.

ZA 2014-3637-ZAA

3. **The granting of an adjustment is in conformance with the spirit and intent of the Planning and Zoning Code of the City.**

The property current is improved with one existing single family home. The proposed parcel map design and layout is to conserve the existing improvement and resources. Although the flag lot does not meet the lot-width requirement at the mid-point, the body of the lot less the driveway is 137' feet wide with a net area of 6,205 square feet. The area and the width of the flag lot are well over the zone code requirement. The unique feature of this site, as well as the location of existing improvements thereon, make the request as proposed, logical, as it would allow for the functional integration of the project with existing Improvements in the area. Therefore, the granting of an adjustment is in conformance with the spirit and intent of the code.

4. **There are no adverse impacts from the proposed adjustment or any adverse impacts have been mitigated.**

A mitigated negative declaration (ENV-2007-2626-CE) was prepared for the proposed project. The granting of the adjustments to reduce will not result in adverse impacts to the surrounding properties or the subject property as they relate to internal to the project. the project as designed will be consistent with the surrounding development , both existing and proposed, and will result in an aesthetic improvement from the current surface parking lot located at the site. All of the projects environmental impacts will be mitigated to less than significant level.

5. **The site and/or existing improvements make strict adherence to the zoning regulations impractical or infeasible.**

As stated previously the body of the flag lot less the driveway is 137' feet wide with a net area of 6,205 square feet. The area and the width of the flag lot are well over the zone code requirement. The unique feature of this site, as well as the location of the existing improvements thereon, make the request as proposed, logical. Both width and area are more than minimum of R1 lot requirement. The project is providing additional housing opportunity conforming to the community plan. It is impractical or infeasible make strict adherences to the code.

Item 9.a.

**DEPARTMENT OF
CITY PLANNING**

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

RENEE DAKE WILSON
PRESIDENT
DANA M. PERLMAN
VICE-PRESIDENT

ROBERT L. AHN
DAVID H. J. AMBROZ
MARIA CABILDO
CAROLINE CHOE
RICHARD KATZ
JOHN W. MACK
MARTA SEGURA

JAMES K. WILLIAMS
COMMISSION EXECUTIVE ASSISTANT II
(213) 978-1300

**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

MICHAEL J. LOGRANDE
DIRECTOR
(213) 978-1271

ALAN BELL, AICP
DEPUTY DIRECTOR
(213) 978-1272

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
www.planning.lacity.org

October 1, 2014

City Council of the City of Los Angeles
Planning and Land Use Management (PLUM) Committee
200 North Spring Street
Los Angeles, CA 90012

**Re: Report on Baseline Mansionization Ordinance Amendment (CF 14-0656)
and the Department's Neighborhood Conservation Initiative**

Honorable Members of the Planning and Land Use Management (PLUM) Committee:

On May 16, 2014, Councilmember Koretz introduced a motion requesting that the Department of City Planning prepare an ordinance to address "the counterproductive provisions of the Baseline Mansionization Ordinance to stabilize the conflict of out-of-scale homes that continue to proliferate in entire neighborhoods" and included a set of recommended changes. At its July 29, 2014 meeting, the PLUM Committee requested that the Department of City Planning report back on a proposal to accomplish this request.

In response to this request, the Department is proposing a four step approach to address the short-term and long-term effects of this urgent issue:

1. Establish an **Interim Control Ordinance (ICO)** to limit the demolition of single-family homes in five proposed **Historic Preservation Overlay Zones (HPOZs)** and the construction of new single-family homes in four proposed **Residential Floor Area (RFA)** overlay districts and one hillside area. The estimated timeframe for this effort is 60 days.
2. Close loophole in the **Baseline Mansionization Ordinance (BMO)**. The estimated timeframe for this effort is 18 months.

3. Create and implement new single-family zones that address the specific goals of four proposed **Residential Floor Area (RFA)** overlay districts and one hillside neighborhood. The estimated timeframe for this effort is 24 months.
4. Establish five new **Historic Preservation Overlay Zones (HPOZs)**. The estimated timeframe for this effort is 24 months.

BACKGROUND

The BMO established regulations to reduce the development potential of single-family residential structures on single-family zoned lots outside of Hillside Areas and the Coastal Zone. The ordinance provided a “one-size-fits-most” set of maximum allowable development regulations for single-family zones with the expectation that individual communities could increase or decrease the development potential through the application of RFA Districts.

Since 2008, RFA Districts have been established in Sunland-Tujunga, Studio City, and Beverly Grove. Recently, the City Council has seen an increase in the number of requests for new RFA Districts with some seeking just the replication of an existing RFA District or an expansion of existing boundaries. At the same time, the City has seen a surge in requests for HPOZs. Many historic neighborhoods across the City are confronted with development pressure and the potential irreversible loss of historic resources that accompanies the demolition and alteration of historic homes. The City’s SurveyLA Program has identified potential Historic Districts across the City, which has further galvanized communities to protect and keep their neighborhoods intact.

Recognizing the need to further protect the character of neighborhoods, the City Council funded four new planner positions for a Neighborhood Conservation Initiative. Although the Department has the budget authority to staff this initiative, these positions cannot be filled until the first quarter of 2015. Taking this into account, the Department will address a portion of this work program with existing staff. The majority of the work program outlined below will not begin until the staffing for the Neighborhood Conservation Initiative is in place.

In addition to existing neighborhood protections, the Department has embarked on a five-year effort to comprehensively revise the Zoning Code – **re:code LA**. A key element of this project is the creation of more finely-tuned single-family zones. Given the urgency for additional neighborhood character protections, the Department will reprioritize the **re:code LA** work program so that the creation of new contextual single-family zones can be made available for implementation through the current Zoning Code, and much earlier than previously proposed.

1. ESTABLISH AN INTERIM CONTROL ORDINANCE (ICO)

An ICO would temporarily prohibit demolition in five proposed HPOZs and limit construction activity in four proposed RFA Districts and a hillside neighborhood for a maximum period of two years. Below are three concepts to address different categories of neighborhoods:

Proposed HPOZs – Prohibit all single-family home demolitions in the following five selected areas, which have been surveyed or are in the process of having a Historic Resources Survey prepared by a qualified consultant:

- Sunset Square – Council District 4
- Carthay Square – Council District 5
- Holmby – Westwood – Council District 5
- Oxford Square – Council District 10
- El Sereno – Berkshire Craftman District– Council District 14

Proposed RFA Districts – An option to provide maximum neighborhood protection in the following areas could prohibit all single-family home demolitions while allowing only interior remodels that retain all exterior walls and roofs. A less restrictive option that includes some flexibility for property owners could allow complete demolitions but limit new structures to 120% of the size of the previously legally existing structure; however in no case shall the ICO grant more development potential than is already permitted.

- Studio City/Valley Village – Council District 2
- South Hollywood – Council District 4
- La Brea Hancock Neighborhood – Council District 4
- North Beverly Grove – Council District 5

Hillside Neighborhood – Similar to the proposed RFA Districts above.

- The Oaks – Council District 4

The ICO would include exceptions for projects with vested rights, for health and safety reasons, and where its application would violate state or federal law.

2. AMEND BASELINE MANSIONIZATION ORDINANCE (BMO)

The new Neighborhood Conservation staff will amend the regulations established by the Baseline Mansionization Ordinance (BMO) as outlined in the subject motion. The focus of this effort will be on closing known loopholes.

3. ESTABLISH NEW SINGLE FAMILY ZONES FOR 5 PROPOSED RFA DISTRICTS and ONE HILLSIDE NEIGHBORHOOD

The Department will reprioritize the **re:code LA** work program so that the creation of new contextual single-family zones can be made available for implementation prior to the completion of the new Zoning Code. Project staff will analyze the five proposed RFA Districts and the hillside neighborhood and develop new zoning options that address development concerns. The new Neighborhood Conservation staff will codify and implement the newly crafted zones in the five neighborhoods.

4. ESTABLISH 5 NEW HPOZs

The new Neighborhood Conservation staff will create and establish five new HPOZs. The work program will include: Verification of the Historic Resources Survey and Context Statement prepared by the consultant, confirmation of area boundaries, drafting of a Preservation Plan, public workshops, official public hearing, certification of the Historic Resources Survey by the Cultural Heritage Commission, ordinance and Preservation Plan adoption by the City Planning Commission and finally, adoption by the City Council.

CONCLUSION

The Department of City Planning recognizes the importance of neighborhood preservation while also supporting development that is consistent with the fabric of these communities. The aforementioned four part Neighborhood Conservation Initiation addresses the City's goal of protecting neighborhood character.

For further information, please contact Tom Rothmann at tom.rothmann@lacity.org or 213-978-1891 or Erick Lopez at erick.lopez@lacity.org or 213-978-1323.

Sincerely,

A handwritten signature in cursive script that reads "Alan Bell".

Alan Bell, AICP
Deputy Director of Planning

Item 9. b.

AUG 21 2013

PLANNING & LAND USE MANAGEMENT


13-1104

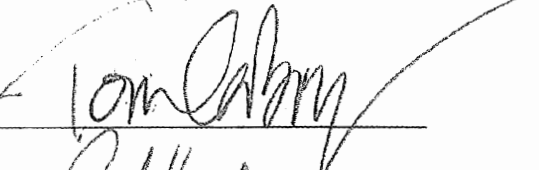

MOTION

Demolition permits are issued without a public process. When a property owner decides to demolish an existing structure, it can significantly change the character of the surrounding community. There is no recourse for community stakeholders who are concerned about the character of their community because they do not have the opportunity to be involved in a public process prior to demolition.

It is time for the City to enhance its demolition process, so that community stakeholders are fully involved in all decision making that can potentially alter the character of their community.

I THEREFORE MOVE that the Council instruct the Department of Building and Safety to include options for an increased fee structure to cover the cost of any demolition work enforcement, and to develop a public notification process for the demolition of any structure located in all zones, and which includes a 30 day onsite posting requirement.

PRESENTED BY: 
MITCH O'FARRELL
Councilmember, 13th District

SECONDED BY: 





Paul Helouin

AUG 21 2013

ORDINANCE NO. _____

An ordinance adding Sections 91.106.4.5.1, 91.106.4.5.2, 91.106.4.5.3, 91.106.4.5.4, and 91.106.4.5.5 to Article 1 of Chapter IX of the Los Angeles Municipal Code to add a public notification process for the demolition of older structures and adopt a fee to cover administrative costs.

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

Section 1. A new Section 91.106.4.5.1 is added to Article 1 of Chapter IX of the Los Angeles Municipal Code to read as follows:

91.106.4.5.1. Notification of Demolition. The Department shall not issue a building permit for demolition of a building or structure for which the original building permit was issued more than 45 years prior to the date of submittal of the application for demolition preinspection, or where information submitted with the application indicates that the building or structure is more than 45 years old based on the date the application is submitted, without having first done the following at least 30 days prior to issuance of the demolition of building or structure permit:

The Department shall send written notices of the demolition preinspection application by U.S. mail to the abutting property owners and the Council District Office of the site for which a demolition preinspection has been proposed for a building or structure.

Sec. 2. A new Section 91.106.4.5.2 is added to the Los Angeles Municipal Code to read as follows:

91.106.4.5.2. The applicant seeking the permit shall provide the Department with the names and addresses of all persons entitled to receive notice pursuant to Section 91.106.4.5.1.

Sec. 3. A new Section 91.106.4.5.3 is added to the Los Angeles Municipal Code to read as follows:

91.106.4.5.3. The Department shall collect a fee in the amount of \$60.00 when an application for the demolition of a building or structure described in Section 91.106.4.5.1 is filed with the Department. This fee shall be charged in addition to applicable preinspection fees set forth at Section 91.107.3.2 of this Code.

Sec. 4. A new Section 91.106.4.5.4 is added to the Los Angeles Municipal Code to read as follows:

91.106.4.5.4. Sections 91.106.4.5.1, 91.106.4.5.2 and 91.106.4.5.3 shall not apply to a building or structure as described in 91.106.4.5.1 that is the subject of a pending zoning

application for a specific plan filed prior to the effective date of this ordinance. In the event a specific plan for such property is not approved within 3 years from the effective date of this ordinance, such property shall be required to comply with the provisions of Sections 91.106.4.5.1, 91.106.4.5.2 and 91.106.4.5.3. Insofar as the provisions of Sections 91.106.4.5.1, 91.106.4.5.2, and 91.106.4.5.3 are different than or in conflict with the provisions of a specific plan, the provisions of the specific plan shall govern.

Sec. 5. A new Section 91.106.4.5.5 is added to the Los Angeles Municipal Code to read as follows:

91.106.4.5.5. Sections 91.106.4.5.1, 91.106.4.5.2 and 91.106.4.5.3 shall not apply to a building or structure as described in 91.106.4.5.1 that will be demolished as part of a project that was subject to California Environmental Quality Act review and for which the corresponding discretionary project approval was issued prior to submittal of the application for demolition preinspection.