DEPARTMENT OF CITY PLANNING
RECOMMENDATION REPORT

East Los Angeles Area Planning Commission

Date: March 23, 2016
Time: After 4:30 A.M.*
Place: Ramona Hall Community Center
4850 North Figueroa Street
Los Angeles, CA 90065

Public Hearing: January 20, 2016
Appeal Status: Zone Change disapproval, in whole or in part, is appealable by the applicant to the City Council,
Zoning Administrator's Determination is appealable by any party;
Expiration Date: April 9, 2016
Multiple Approval: Yes

PROJECT LOCATION: 3450, 3456, and 3460 North Glendale Boulevard

PROPOSED PROJECT: The construction, use, and maintenance of a new live-work development containing 11 live-work small lot units, each with two-covered parking spaces and rooftop decks for private open space. Three guest parking spaces will be provided on site.

Note: A joint public hearing was held for an incidental Vesting Tentative Tract, Case No. VTT-73709-SL, on January 20, 2016. The Advisory Agency took the Tract request under advisement, pending implementation of Staff recommended project changes.

REQUESTED ACTIONS: Pursuant to Section 12.36 of the Los Angeles Municipal Code (Multiple Approval Ordinance):

1) Pursuant to Los Angeles Municipal Code (LAMC) Section 12.32-F, a Zone Change from MR1-1-RIO (Restricted Industrial Zone) to (T)(Q)CM-1-RIO (Commercial Manufacturing Zone);

2) Pursuant to LAMC Section 12.28, a Zoning Administrator Adjustment from LAMC Section 12.22-C,2 to allow a canopy and wing wall projection of up to 5 feet into the required side yard setback of Lot 6, in lieu of the otherwise permitted maximum 10 inches; and

3) Pursuant to Sections 21082.1(c)(3) and 21081.6 of the California Public Resources Code, adoption of a Mitigated Negative Declaration (ENV-2015-3242-MND) and Mitigation Monitoring Program for the subject use.

RECOMMENDED ACTIONS:

1) Approve and recommend that the City Council adopt the Zone Change from MR1-1-RIO to (T)(Q)CM-1-RIO, with the attached conditions of approval;
2) **Approve** a Zoning Administrator's Adjustment to permit a canopy and wing wall projection of up to 5 feet into the required side yard setback of Lot 6, in lieu of the otherwise permitted maximum 10 inches, with the attached conditions of approval;

3) **Adopt** the attached findings;

4) **Adopt** the Mitigated Negative Declaration No. ENV-2015-3242-MND;

5) **Adopt** the Mitigation Monitoring Program for Mitigated Negative Declaration No. ENV-2015-3242-MND;

6) **Recommend** that the applicant be advised that time limits for effectuation of a zone in the "T" Tentative Classification are specified in LAMC Section 12.32-G. Conditions must be satisfied prior to the issuance of building permits and that the (T) Tentative classification be removed in the manner indicated on the attached page.

7) **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring; and,

8) **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) Filing.

VINCENT BERTONI, AICP
Director of Planning

Charles R. Rausch, Jr., Associate Zoning Administrator

Nick Hendricks, Senior City Planner

Frank Quon, City Planner

Heather Blemers, Hearing Officer
(213) 978-0092

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Commission Secretariat, Room 532, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. 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 these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.*
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PROJECT ANALYSIS

Project Summary

The project involves the construction, use, and maintenance of 11 new live-work small lot units on a 19,815 square-foot site. Each unit will feature commercial/workspace ranging from 20 to 35 percent of floor area. Two floor plans are proposed. Units configured in the Type A floor plan will consist of approximately 1,470 square feet and will include a workspace that is a minimum of 20 percent of the total floor area of the unit. Units configured in the Type B floor plan will consist of approximately 1,700 square feet and will include a workspace that is a minimum of 35 percent of the total floor area of the unit. Each unit will include private outdoor decks for outdoor space. In addition, each unit will provide two parking spaces within private carports/garages. Three guest spaces will be provided on-site. The site is currently zoned MR1-1-RIO.

The applicant is requesting a Zoning Administrator’s Adjustment to allow a maximum five-foot roof canopy and wing wall projection into a five-foot front yard setback on Lot 6, for a length of approximately 10 feet along Casitas Avenue. The project is designed with architectural transitions and includes buildings that are askew, adding architectural interest over a typical small lot layout. As such, the architectural details of the building on Lot 6, a corner lot, has architectural overhangs into the yard setbacks on Casitas Avenue. However, the Glendale Boulevard frontage includes a 10-foot required easement, thereby pushing the development back away from Glendale Boulevard resulting in a small portion of the building on Lot 6 to project onto the Casitas Avenue setback.

A Vesting Tentative Tract Map (Case No. VTT-73709-SL) for a maximum of 11 live-work small lots was filed concurrently with the instant request and is currently under advisement.

BACKGROUND

Subject Property:

The project site consists of 19,815 square feet and is located at the corner of Glendale Boulevard and Casitas Avenue in the Atwater Village neighborhood. The project site has a frontage of 140 feet along Casitas Avenue and 150 feet along Glendale Boulevard. The site is located within 500 feet of the Los Angeles River and abuts the Union Pacific Railroad tracks. The project is proposing to construct a 20-foot tall block wall along the rear of the property to lessen the noise impacts from railroad activities.

The project site is unique in that it is located at the terminus of a dead-end street and is only accessible by vehicles from Casitas Avenue. All vehicular access to the site must occur via local streets through a low- to medium-residential community. This circulation issue is due to a grade change occurring along Glendale Boulevard to the west of the site, to accommodate a railroad bridge above the street. There is an existing pedestrian path that runs parallel to Glendale Boulevard that provides access to the abutting CM zoned commercial uses, that ends at the project site. The applicant has agreed to extend the pedestrian right-of-way along the Glendale Boulevard frontage of the project, and will improve the pathway with landscaping and lighting. The subject site is currently vacant and is not developed with structures but is leased by an ambulance operator for parking ambulances. The last known structure on the site was a community market that was demolished in 1959.

The site is located within the Northeast Los Angeles Community Plan, which designates the site for Light Manufacturing land uses, corresponding to the CM, M1, MR1, and P Zones. The project site is currently zoned MR1-1-RIO, which permits Restricted Industrial CM Uses, Limited Commercial and Manufacturing uses, Clinics, Media Products, Limited Machine Shops, Animal
Hospitals and Kennels and does not have a height limit. The site is not within a Hillside Area and is not under the jurisdiction of any Specific Plans or Interim Control Ordinances. The project is part of the Los Angeles River Improvement Overlay District. The project site is within the Hollywood Fault, a Type B fault. The site is not within a Hillside Area per the Zoning Code, a Very High Fire Severity Zone, nor is it a part of the Bureau of Engineering's Special Grading Area. The site is not in a Methane Zone, liquefaction zone, landslide area, a tsunami-inundation zone, flood-prone area, a High Wind Velocity Area. The site is not identified as having hazardous waste or past remediation. The site is within Flood Zone Type C, which denotes areas of minimal flooding.

**Surrounding Properties:**

A mix of low-density residential uses, including single- and multi-family residential buildings, commercial uses, and industrial uses makes up the general character of the surrounding neighborhood. The project site is not located on a true grid. As such, the ease of describing the surrounding area, Staff will be using Glendale Boulevard as the north-south axis and the railroad tracks as the east-west axis. Properties to the north, across the railroad right-of-way, are located in the City of Glendale and are developed with a church and single-family homes. Abutting properties to the east are zoned MR1-1-RIO and are developed with several one-story buildings that contain offices. Properties to the south, along Glendale Boulevard, are zoned CM-1-RIO and [Q][C4-1XL-RIO, and are developed with one and two-story buildings hosting a wide array of uses; including residential, commercial, office, auto repair, and restaurants. Businesses along the northerly portion of Glendale Boulevard, near the project site, are stymied from experiencing any economic revitalization due to the grade separation on Glendale Boulevard descending under the railroad tracks, and there is not a dynamic commercial presence along this portion of the corridor. Casitas Avenue, to the southeast of the project site, has also recently experienced revitalization, including the conversion of traditional manufacturing uses to creative office and manufacturing uses. For example, the creative office and manufacturing complex, Atwater Crossing, is located approximately .6 miles to the southeast of the project site. The complex is spread over three existing industrial buildings. Tenants include photographers, artist studios, paper and clothing manufacturers, film production, bakeries, and tech companies. This new use of manufacturing buildings allows for a collective of users, producers, employees, and other commerce to occur within a shared facility. Properties to the west, across Glendale Boulevard, are zoned MR1-RIO and R1-1-RIO and are developed with a self-storage facility, light industrial buildings, and single-family homes.

**Streets:**

Glendale Boulevard is a designated Avenue II dedicated to a 140-foot width. The portion of Glendale Boulevard along the project’s northerly frontage has a grade change to accommodate a railroad bridge. This grade change creates a dead-end at the junction of Glendale Boulevard and Casitas Avenue (see site photos).

Casitas Avenue is a designated Local Street-Standard dedicated to a 60-foot width and is fully improved.

**Requested Entitlements:**

The applicant is requesting the following discretionary entitlements: a Zone Change from MR1-1-RIO to (T)(Q)CM-1-RIO, which is consistent with the subject site’s Limited Manufacturing land use designation and a Zoning Administrator’s Adjustment to allow an architectural canopy and wing wall projection of up to five feet into the required side yard setback of Lot 6, in lieu of the otherwise permitted maximum 10 inches. The proposed CM-1 Zone would allow the applicant to develop the site with R3 uses and density. The maximum density allowed by the proposed zone is one dwelling unit per 800 square feet of lot area, or 24 dwelling units (19,815 square-foot site) with a maximum floor area ratio of 1.5:1, which would allow a maximum total
floor area of 29,722 square feet. The applicant is proposing to develop 11 live-work units with a total floor area of approximately 17,400 square feet.

**Relevant Cases:**

**ON-SITE:**

Case No. VTT-73709-SL - On January 20, 2016, the Deputy Advisory Agency held a hearing for a Vesting Tentative Tract Map to allow the subdivision of one lot into 11 small lots. The Advisory Agency moved to take the case under advisement. A decision has not yet been rendered.

**OFF-SITE:**

Case No. VTT-72218-SL: On April 9, 2014, the Deputy Advisory Agency approved a Vesting Tentative Tract Map to allow the development of six small lot homes, located at 3376 Glendale Boulevard.

Case No. ZA-2013-792-ZV-ZAA: On April 9, 2014, the Zoning Administrator approved a request for a Zone Variance from the “Q” Condition that prohibits 100 percent residential development and to allow a project that exceeds the 30-foot height limit established by a “Q” Condition, and Zoning Administrator’s Adjustments to allow reduced side yards and rear yards.

**Public Hearing:**

A public hearing on this matter with the Hearing Officer was held at City Hall on Wednesday, January 20, 2016 (see Public Hearing and Communications, Page P-1).

**Issues**

**Loss of Industrial Land**

The Northeast Los Angeles Community Plan designates the site for Limited Manufacturing uses corresponding to the CM, M1, MR1, and P Zones. The applicant is requesting a zone change from the MR1-1 Zone to the CM-1 Zone, which would still allow for limited manufacturing uses at the project site. The Commercial Manufacturing Zone is a flexible hybrid zone that is more suited to this particularly unique site in that it allows for more modern business to operate such as home offices, smaller-scale commercial/retail outlets, architect/artist studios, pottery studio/store, bakeries, clothing manufacturing/dying, and the like. Given that there are commercial uses to the south of the project site, manufacturing uses to the east, and low- to medium residential uses to the southeast, the zone change request to CM, which allows for a variety of commercial and manufacturing uses, is appropriate at this unique site, but may not be appropriate for the viable manufacturing land to the east of the site. Therefore, the project would create additional limited manufacturing spaces in the shape of ground floor commercial-manufacturing workspaces that can accommodate any uses permitted in the CM Zone and on a lot that has been historically difficult to redevelop.

**Precedent-Setting Project**

While Staff understands the sensitive nature of the proposed zone change in an industrially-zoned area, the subject site is truly unique that the CM Zone makes sense here when looking at the zoning pattern of the surrounding area. As mentioned above, there are commercial uses to the south of the project site, manufacturing uses to the east, and low- to medium residential uses to the southeast. The zone change request to the CM Zone, which allows for a variety of commercial and limited manufacturing uses, is appropriate at this particular site. Because of the site’s challenging circulation and location, there has been no development for over 55 years. The project site is different from the manufacturing parcels to the east in that vehicular access is
limited, the site is adjacent to commercial and residential uses, and it is pedestrian-accessible from Glendale Boulevard which renders the site more viable for a mix of uses, such as the live-work small lot. The manufacturing parcels to the east of the project site do not share the same constraints as the subject site, nor are they located along a growing commercial corridor.

Staff Recommendations for the Project:

Based on meetings with the development team, the project has developed from a strictly residential project to one that is implementing Department policies by providing new housing and commercial space while revitalizing a vacant site, without displacing any existing homes or businesses. The first iteration of the project was submitted as a residential project. After meeting with the applicant, the project was revised to include approximately 120 square feet of ground floor workspace. Finally, after additional meetings, and under the guidance of the Hybrid Industrial Zone, the current iteration of the project implements the Department’s policies by providing much needed housing and new commercial-manufacturing space along a commercial corridor without displacing any residential or business uses. As such, the project is suitable as a transition from the commercial uses to the south, the manufacturing uses to the east, and the residential uses to the southeast.

Conclusion

The project will occupy a unique site that has been vacant since 1959 and will provide much needed infill housing and commercial-manufacturing workspace in an area of the City that is experiencing an economic revitalization and an increase in demand for housing near the popular Glendale Boulevard commercial corridor and near the creative office complex, Atwater Crossing. At the hearing, there were no speakers in opposition of the project. Business owners in attendance expressed support of a project that would increase the customer base of the community while residents were eager for a project that would revitalize the vacant site.

The project will provide live-work uses in conformance with surrounding commercial- and manufacturing-zoned parcels. Residents of the project could operate a business and conduct light manufacturing activities. Essentially, the project is providing 11 new dwelling units and 11 new businesses with modern architecture and landscaping to a site that has been vacant for over 55 years along at the end of a burgeoning commercial corridor to the south and a thriving artist manufacturing community to the east. New local-serving businesses and light manufacturing uses will be located on the ground floor levels of the units, which has been designed to encourage and welcome pedestrian activity along Casitas Avenue and from Glendale Avenue. The project includes outdoor gathering areas within the common access easement (driveway) which ensures that the project will have a successful street presence. In addition, the project will provide a public benefit in that the existing pedestrian walkway will be extended as part of the development and will be improved with landscaping and security lighting.

The project is in line with the goal of the Community Plan to provide a high-quality live-work project near a commercial center without displacing any existing dwelling units or businesses. Additionally, the plan calls for the development of townhouses and similar housing to increase home ownership opportunities. The Plan also promotes the effective use of existing industrial land while minimizing undesirable impacts on surrounding properties. The proposed project will provide an appropriate transition and buffer between the commercial corridor along Glendale Boulevard, the industrial uses along the northern side of Casitas Avenue, and the single-family homes, duplexes, and triplexes along the southern side of Casitas Avenue, leading into strictly single-family uses in the R1-1 Zone.

Based on the information submitted, the present and surrounding uses, input from the public hearing and the project’s proposed compliance with the Northeast Los Angeles Community
Plan, the Department of City Planning recommends that the East Los Angeles Area Planning Commission approve the Zone Change to (T)(Q)CM-1-RIO and approve the Zoning Administrator's Adjustment to allow for architectural overhangs on Lot 6.

Staff also recommends the adoption of Mitigated Negative Declaration No. ENV-2015-3242-MND and the associated Mitigation Monitoring Program.
CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

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

Dedications and Improvements. Prior to the issuance of any building permits, 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. **Obligation to Contact Responsible Agencies.** 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 the 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 the project design required by a public agency shall be documented in writing and submitted for review by the Department of City Planning.

   a. **Street Improvements:**

   Casitas Avenue – Construct a curb, a concrete gutter, and a five-foot concrete sidewalk and landscaping of the parkway or a 12-foot wide full-width sidewalk with tree wells, suitable surfacing to join the existing pavements and to complete an 18-foot half roadway. Repair or replace other existing public improvements that may get damaged during construction of the proposed project. These improvements should suitably transition to join the existing improvements.

   b. **Driveway / Parkway Area Plan.** Submit parking area and driveway plan to the satisfaction of the appropriate District Office of the Bureau of Engineering and the Department of Transportation.

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

   d. **Sewer.** Construct the necessary on-site mainline sewers satisfactory to the City Engineer.
3. Bureau of Street Lighting. No street light improvements if no street widening per BOE improvement conditions. Otherwise relocated and upgrade street light: one (1) on Casitas Avenue.

4. Department of Transportation.
   a. A 20-foot reservoir space shall be provided between any security gate(s) and the property line.
   b. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk.
   c. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 North Figueroa Street, Suite 4000, Station 3.

5. Fire Department. Prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
   a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.

6. Department of Recreation and Parks. The Quimby fee shall be based on the CM Zone.

Per Section 12.33 of the Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of condominiums / small lot units in the CM Zone to the satisfaction of the Department of Recreation and Parks, or Recreation and Park fees for the construction of apartments.

7. 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 by the property owner in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heirs, or assigns. Further, the agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date must be given to the City Planning Department for attachment to the subject file.

Notice: Certificates of Occupancy for the subject property will not be issued by the City until the construction of all the public improvements (streets, sewers, storm drains, etc.) as required herein, area completed to the satisfaction of the City Engineer.
(Q) QUALIFIED CONDITIONS OF APPROVAL

Pursuant to Section 12.32-G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification:

1. **Use.** The use and area regulations for the new live-work development shall be developed for commercial/light manufacturing and residential uses as permitted in the CM Zone as defined in LAMC Section 12.17.1-A.1, except as modified by the conditions herein or subsequent action.

2. **Site Plan.** The use and development of the subject property shall be in substantial conformance with the site plan labeled Exhibit "C." Prior to the issuance of building permits, detailed development plans including a site plan illustrating elevations, facades, and architectural treatment, and a landscape/irrigation plan shall be submitted for review and approval by the Department of City Planning. The plans shall comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.

3. **Density.** The project's density shall be limited to a maximum of 11 live-work units.

4. **Live-Work Uses.**
   a. The five units developed under Floor Plan A shall include a minimum of 20 percent of total floor area dedicated to commercial-manufacturing workspace. The six units developed under Floor Plan B shall include a minimum of 35 percent of the total floor area dedicated to commercial/workspace.
   b. Exterior walls and doors of the ground floor of each unit shall consist of at least 30 percent façade transparency.
   c. Residential floor area is prohibited within the workspace of the live-work units.
   d. Commercial uses that are open to the public, such as retail, light manufacturing, and those allowed in the CM Zone shall occupy the ground floor space of each unit.
   e. Separate entrances shall be maintained for living space and for commercial/workspace.

5. **Guest Parking.** Guest parking shall be provided at a rate of ¼ space per unit.

6. **Façade.** The façade of the ground floor spaces along Casitas Avenue (Lots 6 and 7) shall be in substantial conformance with the elevations and rendering labeled Exhibit "C."

7. **Entrances.** Units fronting Casitas Avenue shall have entrances to the commercial-manufacturing workspace facing that street. The commercial-manufacturing spaces shall include separate entrances from the living quarters.

8. **Security Lighting.** Security lights shall be installed and maintained along the public right-of-way abutting Glendale Boulevard. Lighting shall be shielded such that the light source cannot be seen from adjacent residential properties.

9. **Solar.** The project shall provide solar panels, as shown in Exhibit "C."
10. **Signage.**
   
   a. On-site signs shall be limited to the maximum allowable under the Municipal Code.
   
   b. Multiple temporary signs on ground floor windows and along building walls are not permitted.

11. **Note to Plan Check.** The workspace of the Live-work units shall comply the following Sections of the California Building Code relating to Live/Work Units (Section 419):

   i. **Structural.** Floor loading for the areas within a live/work unit shall be designed to conform to Table 1607.1 based on the function within the space.
   
   ii. **Ventilation.** The applicable requirements of the California Mechanical Code shall apply to each workspace within the live/work unit for the function within that space.
   
   iii. **Plumbing Facilities.** The work area of the live/work unit shall be provided with minimum plumbing facilities sufficient to serve the function of the work area.
   
   iv. **Fire Suppression.** Live/work units complying with the requirements of Section 419 of the California Building Code shall be permitted to be built as one and two-family dwellings or townhouses. Fire suppression required by Section 419.5 of the California Building Code when constructed under the California Residential Code for one- and two-family dwellings shall conform to Section 903.3.1.3 of the California Building Code.
Conditions of Approval

Pursuant to Sections 12.28 of the Los Angeles Municipal Code, the following conditions are hereby imposed upon the use of the subject property:

Entitlement Conditions

12. Architectural Projections. The canopy and wing wall projection of the building on Lot 6 shall be no more than five feet into the required side yard setback along Casitas Avenue.

Environmental Conditions

13. Aesthetics (Landscape Plan). All landscaped areas shall be maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect in accordance with LAMC Sections 12.40 and 12.41. The final landscape plan shall be reviewed and approved by the City of Los Angeles Department of City Planning during the building permit process.

14. Aesthetics (Light). Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.

15. Land Use/Planning. An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 13, to the satisfaction of the Department of Building and Safety.

16. Severe Noise Levels (Residential Fronting on Major or Secondary Highway, or adjacent to a Freeway).

a. All exterior windows having a line of sight of a Major or Secondary Highway shall be constructed with double-pane glass and use exterior wall construction which provides a Sound Transmission Class (STC) value of 50, as determined in accordance with ASTM E90 and ASTM E413, or any amendment thereto.

b. The applicant, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for a building permit, any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room.

17. Increase Noise – Train.

a. The project shall include the construction of a 20-foot high CMU wall along the full length of the northeast property line between the proposed residential dwelling units and the railroad tracks.

b. The project shall include the three types of exterior wall constructions as proposed in the Acoustical Analysis Report, as follows: Type 1 - One layer 5/8" gypsum board installed at the interior side of 2x6 wood studs, full thickness insulation in all stud cavities, and at the exterior side, a layer of plywood sheathing is attached to the wood studs and finished with 7/8" cement plaster. Type 2 - One layer 5/8" gypsum board installed at the interior side of 2x6 wood studs, full thickness insulation in all stud cavities, and at the exterior side, a layer of 1/2" cement board is attached to the wood studs and finished with ceramic tile. Type 3 - One layer 5/8" gypsum board installed at the interior side of 2x6 wood studs, full thickness insulation in all stud cavities. A
second freestanding 2x6 wood stud is installed at the outboard side and a single layer of plywood sheathing is attached to the wood studs and finished with standing seam metal panels.

c. Provide thermal insulating glass of 1" total thickness having one lite of 1/4" thickness monolithic glass, a 1/2" airspace, a second layer of 1/4" thickness laminated glass comprised of two layers 1/8" glass laminated with a .060" PVB innerlayer.

d. Single lite 1/2" thickness laminated glass comprised of two layers 1/4" glass laminated with 0.60 PVB innerlayer. Or provide any alternative glass assembly which meets the minimum octave band sound transmission loss and STC requirements of 21 dB(A) to 29 dB(A) noise reduction.

18. Increased Noise Levels (Demolition, Grading, and Construction Activities).

a. Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.

b. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.

c. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

Administrative Conditions of Approval

19. 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.

20. Code Compliance. All area, height and use regulations of the zone classification of the subject property shall be complied with, except wherein these conditions explicitly allow otherwise.

21. 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.

22. 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.

23. 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.
24. **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.

25. **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 City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code to impose additional corrective conditions, if in the Commission's or Director's opinion such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

26. **Expiration/Termination.** The subject (T)(Q)CM-1-RIO Zone and the Project Conditions of Approval shall become null and void, and the rezoning proceeding shall be terminated, (a) if the applicant fails to remove the T Tentative classification within the six year time period provided in LAMC Section 12.32-G(h) including any extension or (b) upon applicant’s delivering to the Director of City Planning of written notice terminating the (T)(Q)CM-1-RIO rezoning.

27. **Expediting Processing Section.** Prior to the clearance of any conditions, the applicant shall show that all fees have been paid to the Department of City Planning Expedited Processing Section.

28. **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 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 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 $25,000. The City’s failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).

   d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City’s interests. The City’s failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

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

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

A. General Plan/Charter Findings

1. Framework Element. The General Plan Framework is a guide for the City to implement growth and development policies by providing a comprehensive, long-range view of the City of Los Angeles as a whole, including the project site. The Framework Element also sets forth a Citywide comprehensive long range growth strategy and defines Citywide polices regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services.

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

The project site is isolated from the major north/south corridor by a grade change which results in the project site being located at the terminus of a dead-end street. Therefore, vehicular access to the site is constrained. The site is currently utilized as ambulance parking for a nearby business and has remained undeveloped for over 55 years due to the site’s constraints.

The proposed project is an infill development that will create a total of 11 live-work small lots that, with the zone change, are consistent with the limited manufacturing land use designation of the site. Additionally, the proposed project is consistent with these provisions in that it will be located within an established neighborhood with a mix of uses where there is sufficient public infrastructure and services, in an area designated in the Community Plan for limited manufacturing, which allows live-work developments, and will be subject to many “T” and “Q” conditions imposed herein to ensure the quality of new live-work units and that their appearance and design will be compatible with the surrounding neighborhood. Each of the units has been conditioned to provide workspace that is in conformance with the sections of the California Building Code relating to Live/Work Units, including; structural standards, ventilation standards, plumbing facility standards, and fire suppression standards which will allow for CM uses to occur within the workspaces of each unit.

The live-work units will feature ground floor commercial-manufacturing workspace that can host ceramic manufacturing, bakeries, and any uses allowed in the CM Zone. The proposed Zone Change would enable the construction of modern viable workspace while also providing additional housing units, which is consistent with the goals and policies of the Framework Element. Essentially, the project is providing 11 new dwelling units and 11 new businesses with modern architecture and landscaping to a site that has been vacant for over 55 years at the end of a burgeoning commercial corridor to the south but in an area constrained from new development by a grade separation under a railroad track, and a thriving artist manufacturing community to the east. New locally-serving businesses and light manufacturing uses will be located on the ground floor levels of the units, which have been designed to encourage and welcome pedestrian activity along Casitas Avenue and from Glendale Avenue. The project includes outdoor gathering areas within the common access easement (driveway) which ensures that the
project will have a successful street presence. In addition, the project will provide a public benefit in that the existing pedestrian walkway will be extended as part of the development and will be improved with landscaping and security lighting without displacing any existing homes or businesses.

2. General Plan Land Use Designation. The subject property is located within the Northeast Los Angeles Community Plan, adopted by the City Council on June 15, 1999. The map designates the subject property for Limited Manufacturing land uses corresponding to the CM, M1, MR1, and P zones. The zone change from MR1-1-RIO to the (T)(Q)CM-1-RIO Zone is consistent with the Limited Manufacturing land use designation and the range of zones for Limited Manufacturing land use category. Furthermore the zone change is in substantial conformance with the purposes, intent, and provisions of the General Plan as reflected in the adopted Community Plan in that the new development will not only provide new housing opportunities but it will also create new commercial-manufacturing spaces on an underutilized parcel.

3. General Plan Text. The Northeast Los Angeles Community Plan text includes the following relevant statements in the land use objectives, policies, and programs section:

**Goal 1** A safe, secure, and attractive residential environment for all economic, age, and ethnic segments of the community.

**Objective 1-6** To promote and ensure the provision of fair and equal housing opportunities for all persons regardless of income and age groups or ethnic, religious, or racial background.

- **Policy 1-6.1** Promote individual choice in type, quality, price, and location of housing.
- **Policy 1-6.2** Promote mixed use in all multiple-family residential projects in commercial zones.
- **Policy 1-6.3** Ensure that redevelopment activity minimizes displacement of residents.
- **Policy 1-6.4** Provide for development of townhouses and duplex housing units to increase home ownership options.

**Project Compliance:** The proposed project will provide new home ownership opportunities in the shape of townhouse style development that is within proximity to a commercial corridor, without displacing any existing dwelling units or businesses. In addition, the project works like a mixed-use development given that the ground floor of each unit will function as a commercial-manufacturing workspace for new businesses.

**Goal 2** Strong and competitive commercial areas that suitably serve the needs of the community and attracts customers from outside the plan area by satisfying market demand and maximizing convenience and accessibility while preserving unique historic and cultural identities of each commercial area.

**Objective 2-1** To conserve and strengthen potentially viable commercial areas in order to stimulate and revitalize existing businesses.
Policy 2-1.1 Consolidate commercial areas through appropriate planning and zoning actions to strengthen the economic base and expand market opportunities.

Project Compliance: The proposed live-work project will revitalize a site that has been underutilized and undeveloped since 1959 and will provide new commercial-manufacturing workspace opportunities within proximity to other businesses. In addition, the project also brings additional residents to the area that will patronize existing businesses in the area.

Goal 3 Sufficient land for the range of industrial uses necessary to provide maximum employment opportunities, especially for local residents; that are safe for the environment and the work force; and have minimal adverse impact on adjacent uses and infrastructure resources.

Objective 3-1 To resolve conflicts between industrial uses and other adjacent uses.

Policy 3-1.1 Preserve existing industrial areas that have the greatest viability and compatibility and the least adverse impact on nearby uses.

Objective 3-2 To provide for existing and future industrial uses that contribute job opportunities for residents and minimize adverse environmental and visual impacts on the community.

Project Compliance: The project will provide a transition from the commercial uses to the south, the manufacturing uses to the east, and the residential uses to the southeast. The live-work units will provide both new business and housing opportunities that will reduce the vehicle miles traveled for commerce while activating a site that has been vacant since 1959 with new commercial and light manufacturing opportunities.

By introducing new living and work space, the proposed project will be consistent with the objectives and goals of the Northeast Los Angeles Community Plan. The project will appropriately place housing and new business on a parcel located between commercial uses, industrial uses, and residential uses, allowing for easy access to commercial uses and public transit. In addition, each unit would be able to host any use allowed in the CM Zone. The workspace of each unit will be capable of hosting the artistic industrial uses that are common in the CM Zone. These uses include welding, pottery-making, jewelry-making, and other very limited industrial uses.

The project site is currently unimproved, with the last known structures on the site having been demolished in 1959. The site is presently used to park ambulances and little has been done to maintain the visual appearance of the site. The proposed project will improve the subject site by reactivating uses on the commercial corridor to include residential and commercial uses, thereby contributing to job creation and commerce in the area.

Los Angeles River Improvement Overlay (LARIO)

The project site is located in the Los Angeles River Improvement Overlay which seeks to: 1) support the goals of the Los Angeles River Revitalization Master Plan; 2) contribute to the environmental and ecological health of the City’s watersheds; 3) provide native habitat and support local species; 4) promote the river identity of river adjacent communities; and 5) support the Low Impact Development Ordinance, the City’s Irrigation Guidelines, and the Standard Urban Stormwater Maintenance Program.
As a part of the RIO, the project is required to conform to various development standards, including: landscaping, screening/fencing, and exterior site lighting. The project, as conditioned, will conform to those required standards.

Framework Element. The Framework Element of the General Plan 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. It also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide polices 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 provisions, objectives, and policies relevant to the current request:

HOUING

Objective 4.2 - Encourage the location of new multi-family housing development to occur in proximity to transit stations, along some transit corridors, and within some high activity areas with adequate transitions and buffers between higher-density developments and surrounding lower-density residential neighborhoods.

Project Compliance – The CM Zone allows for limited manufacturing and R3 Zone multi-family uses; including live-work units. The proposed zone change would provide new live-work units near an existing commercial corridor. The project would be an appropriate transition and buffer between the commercial uses to the south, the light industrial uses to the east, and the low- to medium-density residential uses to the southeast.

INDUSTRIAL

GOAL 3J - Industrial growth that provides job opportunities for the City's residents and maintains the City's fiscal viability.

Objective 3.14 - Provide land and supporting services for the retention of existing and attraction of new industries.

Policy 3.14.3 - Promote the re-use of industrial corridors for small scale incubator industries.

Project Compliance – The proposed project would provide workspace where limited manufacturing and commercial uses can occur. In addition to those uses allowed in the C2 and R3 zones, the following uses would be allowed at the project site:

ECONOMIC DEVELOPMENT

GOAL 7B - A City with land appropriately and sufficiently designated to sustain a robust commercial and industrial base.

Objective 7.2 - Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.

Project Compliance – The CM Zone allows for small-scale production, assembling, processing, office spaces, and food production. The proposed live-work project would provide workspace where limited manufacturing and commercial uses can occur. The following uses would be allowed at the project site:
The manufacturing, assembling, compounding or treating of articles or merchandise from the following previously prepared materials: bone, canvas, cloth, felt, fur, glass, leather (except machine belting), paper, plastics, shell, textiles and yarn;

- Assembly of electrical appliances, electronic instruments and devices, and radios and phonographs, including the manufacture of small parts only, such as coils, condensers, transformers, crystal holders, and the like;

- Ceramic products manufacturing, provided that the total capacity of all kilns in any one establishment may not exceed eight cubic feet and that there shall be no pulverizing of clay;

- Scientific instrument and equipment manufacturing or precision machine shop.

- Bakery or bakery goods distributor;

- Book bindery;

- Box lunch preparation or catering establishment;

- Candy, confectionery or ice cream manufacturing;

- Cosmetics, toiletries (except soap) or perfume manufacturing or blending;

- Jewelry manufacturing, including manufacturing of products from precious or semi-precious stones or metals; and

- Laboratories, experimental, film, motion picture, research and testing.

As such, the project would provide new spaces for commerce. These new businesses would generate new tax base and would provide new jobs to the area on a site that has historically been underutilized and unable to accommodate traditional commercial and/or manufacturing uses.

The requested Zone Change will allow the development of new for-sale live-work units that will complement the existing community while providing new commercial-manufacturing workspace for new businesses without displacing any existing residential units or businesses. The additional housing will meet the objectives of the Housing Element by providing additional housing on a lot that is surrounded by commercial uses, limited industrial uses, and residential uses. In addition, the project will provide new business opportunities in line with the Framework Element and Northeast Los Angeles Community Plan. As such, the zone change from MR1-1 to CM-1 and the development of the small lot live-work units are proper at this site for the aforementioned reasons.

The **Transportation Element** of the General Plan is not likely to be affected by the recommended action herein. Glendale Avenue is an Avenue II dedicated to a 140-foot width. The portion of Glendale Boulevard along the project's northwesterly frontage has a grade change to accommodate a railroad bridge above the street and is not accessible by vehicles. This grade change creates a dead-end-street. There are no improvements required on Glendale Avenue. Casitas Avenue is a Local Street-Standard dedicated to a 60-foot width and is fully improved. The applicant will be required to construct a curb, a concrete gutter, and a five-foot concrete sidewalk and landscaping of the parkway or a 12-foot wide full-width sidewalk with tree wells, suitable surfacing to join the existing pavements and to complete an 18-foot half roadway along Casitas Avenue.

On December 5, 2015, the Department of Transportation issued a memo after reviewing the project. A traffic study was not required and no improvements were recommended.

4. The **Sewerage Facilities Element** of the General Plan will not be affected by the recommended action. However, requirements for construction of sewer line facilities to serve the subject project and complete the City sewer system for the health and safety of City inhabitants will assure compliance with the goals of this General Plan Element. The City's Hyperion Sewage Treatment facility has adequate capacity for the proposed project.
Entitlement Findings

5. Zone Change Findings

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

Public Necessity, Convenience, and General Welfare. The granting of the proposed Zone Change will result in a project that is in conformance with the public necessity and convenience by developing live-work units near commercial and light manufacturing corridor that maintains a commercial-manufacturing use without removing existing housing units or businesses on a lot that has historically been undesirable for redevelopment. The project site is located at the terminus of a dead end street causing vehicular traffic to be directed through the adjacent residential neighborhood to access the project site. No vehicular access is available from Glendale Boulevard. Due to the site constraints, there has been no development on the site since 1959. The proposed live-work units are permitted under the requested CM Zone at a density of one dwelling unit per 800 square feet of lot area.

The granting of the Zone Change will promote the general welfare by activating a site that has been underutilized for more than 55 years. In addition to providing new commercial-manufacturing workspace on the ground floor of each of the 11 units, the project will provide landscaping, pedestrian improvements along the city-owned right-of-way, and will provide an aesthetically pleasing development that maintains the limited manufacturing uses intended for the easterly side of Casitas Avenue. The proposed project would bring new residents and business opportunities that will help to support the commercial activity occurring along the northerly section of the commercial corridor on Glendale Boulevard. The live-work units will allow each owner to manufacture goods, engage in commerce, and reside in the building while activating a vacant site that has been challenging to redevelop.

Good Zoning Practices. The Northeast Los Angeles Community Plan map designates the subject property for Light Manufacturing land uses with the corresponding zones of CM, M1, MR1, and P Zones. The proposed zone change recommendation from the MR1-1-RIO Zone to the CM-1-RIO Zone is consistent with the current Light Manufacturing land use designation and the range of zones allowed under this land use category. The MR1 Zone restricts the ability to revitalize this uniquely situated site due to the lack of access to the site, rendering traditional MR1 manufacturing uses infeasible. The CM Zone, in this instance, allows for commercial, residential, and manufacturing uses, intended to act as a buffer for strictly residential uses to strictly manufacturing uses.

The block of parcels located to the west of the site, along Glendale Boulevard, are zoned CM-1-RIO. Parcels to the southeast, abutting the railroad right-of-way are zoned MR1-1. Parcels to the south of the project site are zoned RD3-1-RIO. Given the location of the subject site between the commercial uses to the north, viable manufacturing uses to the southeast, and residential uses to the south, the CM zone will serve as a transition and buffer and will unite surrounding uses. In conjunction with the requested zone change, the proposed project will subdivide one lot into 11 small lots. The project has been conditioned to be a live-work small lot, which will create additional jobs and businesses within the homes of future community members, thereby, contributing to the economic success of the commercial district.
along Glendale Boulevard, the limited industrial district lining the east side of Casitas, and by complementing the swath of residential in the middle of these two districts.

The live-work small lot application is a proper typology for the site given that the zone change request to CM allows for R3 uses, except that front yard setbacks are not required. The proposed project will provide a varying 13- to 14-foot front yard with commercial-manufacturing uses on the ground floor and landscaping that will enhance the pedestrian experience along Casitas Avenue. The proposed project not only provides residential uses on the second and third floors, but each unit will include workspace that will allow for all uses permitted in the CM Zone. It is apparent that while there is viable industrial land to the south, the subject parcel is not ideal for traditional commercial or industrial uses. Likewise, the parcels to the east do not appear to be ideal for a live-work small lot development.

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

B. Zoning Administrator's Adjustment Findings:

6. While site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms with the intent of those regulations.

The Zoning Code regulates projections into the required yards to ensure uniformity and standardization of setbacks and buildings located in the same zone. Such regulations however, are written on a citywide basis and cannot take into account individual unique characteristics which a specific parcel may have. The intent of the Small Lot Ordinance is to permit development standards that include reduced setbacks for a dwelling located on smaller lots. Projects pursuant to Section 12.22-C,27 are not subject to the provisions of front, side, rear yards, building separations, or passageways, with the exception of a five-foot setback where a lot abuts a lot that is not created pursuant to a subdivision. The project site is unique in that it is located at the terminus of a dead-end street and is only accessible by vehicles from Casitas Avenue. All vehicular access to the site must occur via local streets through a low- to medium-residential community. There is an existing pedestrian path that runs parallel to Glendale Boulevard that provides access to the abutting CM zoned commercial uses, that ends at the project site.

Due to the challenges of the project site, the applicant is requesting a Zoning Administrator's Adjustment to allow a maximum five-foot roof canopy and wing wall projection into a five-foot front yard setback on Lot 6, for a length of approximately 10 feet along Casitas Avenue. The project is designed with architectural transitions and includes buildings that are askew, adding architectural interest over a typical small lot layout. As such, the architectural details of the building on Lot 6, a corner lot, has architectural overhangs into the yard setbacks on Casitas Avenue. However, the Glendale Boulevard frontage includes a 10-foot required easement, thereby pushing the development back away from Glendale Boulevard resulting in a small portion of the building on Lot 6 to project onto the Casitas Avenue setback.

The adjustment requested is to allow architectural features that will enhance the pedestrian experience on the sidewalk and will add a design feature that provides for a
transition between the street and the project, thereby providing a more aesthetically desirable project for the community.

7. In light of the project as a whole including any mitigation measures imposed, the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

The project site is an existing vacant lot and ambulance storage located at the intersection of Glendale Blvd. and the Union Pacific Railroad to the north, and Casitas Avenue to the south. A mix of low- to medium-density residential, commercial, and industrial uses makes up the general character of the surrounding neighborhood. Development along Glendale Boulevard consists of a mix of commercial, office, restaurant, and parking uses within one- to two-story buildings. The block to the south of the subject site is zoned CM-1 and is developed with commercial and auto repair uses. Surrounding uses along Casitas Avenue are made up of a mix of traditional manufacturing uses, creative office uses, and single- and multi-family dwellings within the MR1-1, RD3-1, and R1-1 zones within one- to two-story buildings. The project has been conditioned to ensure the proposed development will be compatible in scale and use with existing commercial, industrial, and residential development on Glendale Boulevard and Casitas Avenue.

As such, allowing an architectural canopy and wing wall projection of up to five feet into the required yard setback of Lot 6, along Casitas Avenue, in lieu of the otherwise permitted maximum 10 inches, a corner parcel that does not abut any other development, will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

8. The project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.

The Northeast Los Angeles Community Plan designates the property for Limited Manufacturing corresponding to the CM, M1, MR1, and P Zones. The granting of the adjustment to allow a canopy and wing wall projection of up to five feet into the required side yard setback of Lot 6, in lieu of the otherwise permitted maximum 10 inches will allow for an enhanced project that is supported by the Northeast Los Angeles Community Plan. The proposed project is in substantial conformance with the following goals, objectives, and policies of the Northeast Los Angeles Community Plan:

**Goal 1** A safe, secure, and attractive residential environment for all economic, age, and ethnic segments of the community.

**Objective 1-6** To promote and ensure the provision of fair and equal housing opportunities for all persons regardless of income and age groups or ethnic, religious, or racial background.

**Policy 1-6.1** Promote individual choice in type, quality, price, and location of housing.

**Policy 1-6.2** Promote mixed use in all multiple-family residential projects in commercial zones.
Policy 1-6.3 Ensure that redevelopment activity minimizes displacement of residents.

Policy 1-6.4 Provide for development of townhouses and duplex housing units to increase home ownership options.

Project Compliance: The proposed project will provide home ownership opportunities in the shape of townhouse style development that is within proximity to a commercial corridor, without displacing any existing dwelling units or businesses. In addition, the project would function like a mixed-use development given that the ground floor of each unit will operate as a commercial-manufacturing workspace for new businesses while the residential quarters are located above.

Goal 2 Strong and competitive commercial areas that suitably serve the needs of the community and attracts customers from outside the plan area by satisfying market demand and maximizing convenience and accessibility while preserving unique historic and cultural identities of each commercial area.

Objective 2-1 To conserve and strengthen potentially viable commercial areas in order to stimulate and revitalize existing businesses

Policy 2-1.1 Consolidate commercial areas through appropriate planning and zoning actions to strengthen the economic base and expand market opportunities.

Project Compliance: The proposed live-work project will revitalize a site that has been underutilized and undeveloped since 1959 and will provide new commercial-manufacturing workspace and job opportunities within proximity to other businesses. In addition, the project also brings additional residents to the area that will patronize existing businesses in the area.

Goal 3 Sufficient land for the range of industrial uses necessary to provide maximum employment opportunities, especially for local residents; that are safe for the environment and the work force; and have minimal adverse impact on adjacent uses and infrastructure resources.

Objective 3-1 To resolve conflicts between industrial uses and other adjacent uses.

Policy 3-1.1 Preserve existing industrial areas that have the greatest viability and compatibility and the least adverse impact on nearby uses.

Objective 3-2 To provide for existing and future industrial uses that contribute job opportunities for residents and minimize adverse environmental and visual impacts on the community.

Project Compliance: The project will provide a transition and buffer from the commercial uses to the south, the manufacturing uses to the east, and the residential uses to the southeast. The live-work units will provide both new business, jobs, and housing opportunities and will reduce the vehicle miles traveled for owners-operators while activating a site that has been vacant since 1959 with new commercial-limited manufacturing uses.
9. **Environmental.** On December 24, 2015, a Mitigated Negative Declaration (ENV-2015-3242-MND) was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND, there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street.

10. **Flood Insurance.** The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located within a Flood Zone. The project conforms to both the specific provisions and the intent of the Specific Plan for the Management of Flood Hazards (Section 5 of Ordinance No. 172,081).
PUBLIC HEARING AND COMMUNICATIONS

Public Hearing

A joint public hearing was conducted by the Hearing Officer and the Deputy Advisory Agency on this matter on Wednesday, January 20, 2016, at City Hall, Room 1020. The following is a summary of this hearing:

1. Attendance:

Present at the hearing were: the applicant, the project's representative, the project architect, approximately 20 members of the public, and a representative from Council District 13.

2. Initial Indication and Testimony:

Planning staff presented the proposed project to the Subdivision Committee and to the public. As part of the presentation, Planning Staff recommended that the Vesting Tentative Tract Map be held under advisement to address Staff's recommended changes to the project.

The representative for the project gave an overview of the proposed project and explained that the land use designation for the project site allows the proposed zoning (CM-1). The proposed project would introduce new housing into the area and provide additional home ownership opportunities while also providing new workspace within a live-work configuration on a underutilized vacant lot. The project would include the landscaping of the abutting city-owned right-of-way.

15 members of the public provided testimony in favor of the project. The following is a summary of the points that were discussed by those that spoke:

- The existing vacant lot is not desirable and the ambulance service using the lot to park vehicles is not the best use for the site.

- Local business owners/staff stated that the redevelopment of this site would bring additional people/families to the site that would patronize the commercial located along the northerly commercial strip on Glendale Boulevard.

- The development would improve the existing pedestrian walkway running parallel to Glendale Avenue.

- Access to the site is difficult and renders the site not viable for commercial or industrial uses. The site has been vacant for many years because of this.

- The redevelopment of this site would create a ripple effect in the neighborhood for people and business owners to invest and improve their sites.

- Supportive of modern design of the buildings and the landscaping.

- The applicant conducted outreach to the surrounding neighbors.

Following the public testimony, Amy Ablakat, Planning Deputy for Council District 13, stated that the Council office was in the process of reviewing the project and would continue to weigh the pros and cons. In addition, it was stated that the Council office would like to retain
industrially-zoned parcels in the district. The Planning Deputy then encouraged the applicant to continue to work with the community.

The Deputy Advisory Agency closed the public hearing, moving to put Vesting Tentative Tract Map No. 73709-SL under advisement to address recommended changes to the project.

Following the public hearing, the applicant worked with staff to revise the project to be more in-line with the newly adopted Hybrid Industrial Ordinance. Using the Hybrid Industrial Ordinance as a guide, the applicant revised the project in the following ways:

- Workspace in each unit was increase from 125 square feet to up to 375 square feet, or 35 percent of the total floor area in the larger units;

- Ground floor ceiling heights were increased by two feet from the original proposal to allow for a wider variety of uses within the ground floor workspace; and

- Entrances to the workspaces on the two units fronting Casitas were moved to provide pedestrian access from this street instead of from the side of the unit.

3. Communications Received:

Prior to the public hearing, the following correspondence was received –

- The Los Angeles Police Department submitted a letter, dated November 4, 2015, in support of the project, referencing the vacant lot as a security risk for the surrounding area. Between November 2014 and November 2015, two crimes were reported near the lot.

- The Atwater Chamber of Commerce submitted a letter, dated January 9, 2016, in opposition of the project, stating that the loss of commercial and manufacturing space is resulting in businesses not being able to operate in Atwater Village.

- The Atwater Neighborhood Council submitted a letter, dated November 12, 2015, in support of the project, stating the constraints of the site, the need to provide housing, and the unsavory activity that takes place on the site. The letter addresses the Chamber’s opposition to the project and makes mention of a number of supportive business owners being present at the AVNC Board meeting.

- Two letters were received from businesses located on Glendale Boulevard that were in favor of the project because the project would bring “jobs, growth, and opportunity to our community.” The future residents would support the businesses along Glendale Boulevard. The other letter stated that the live-work is welcomed to reduce commute times and that the project would bring a welcome presence into the neighborhood.

- A packet containing 11 emails in opposition of the project were submitted citing that the loss of commercial and manufacturing space. The dates of the emails ranged between November 11, 2015 and November 30, 2015.

- A packet containing 33 letters in support of the project were submitted citing additional housing and workspace and the redevelopment of the vacant lot as positive attributes of the project.

The following was submitted to Staff at the public hearing on January 20, 2016:
- The Children’s Ranch Foundation submitted a letter in opposition of the project due to the possibility of the project setting a bad precedent for businesses in Atwater Village.

- A packet containing 12 letters in support of the project was submitted. The letters cited additional housing and workspace and the redevelopment of the vacant lot as positive attributes of the project.
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SUBMISSIONS / REVISIONS

DATE

SCHEMATIC DESIGN

PROJECT TITLE:

SMALL LOT SUBDIVISION

3450 GLENDALE BLVD.

LOS ANGELES CA, 90039

DRAWING NUMBER:

DRAWING TITLE:

CONSULTANTS:

ATWATER UNION PLAN

N

N

1/8" = 1'-0" SCALE:

SITE PLAN

A - 1.01

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**Third Floor Plan**

- **Unit Type B1**
- **Total Area:** 1,683 SF
- **Total Work Area:** 374 SF
- **Work Area Percentage of Total:** 22%

**Second Floor Plan**

- **Ground Floor Plan**
- **Total Area:** 824 SF
- **Work Area Percentage of Total:** 22%
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