
ERRATA #5 TO THE FINAL EIR

INTRODUCTION

The City of Los Angeles (City) has prepared this Errata to provide clarifications to the proposed 6433 La Tuna Canyon Road Project (the Project). Specifically, this document comprises the fifth Errata to the Final Environmental Impact Report (Final EIR) and constitutes part of the Final EIR that will be considered by the decision-makers prior to approving, approving with conditions, or disapproving the Project.

Following circulation of the Original Draft Environmental Impact Report (Original DEIR) and related Recirculated Portions of the Draft EIR (RP-DEIRs) for public and agency review and comment, the Final EIR was prepared in accordance with CEQA and the State CEQA Guidelines. The Final EIR was circulated to commenters, agencies and other interested parties on September 24, 2018. Subsequent to circulation of the Final EIR, the City reviewed a prepared supplemental traffic analysis for the Project from the Los Angeles Department of Transportation (LADOT), which analyzed a modification to the Project that reduces the previously proposed number of single-family residential units from 221 units to 215 units. This was disclosed in Errata #1 to the Final EIR. Errata #2 to the Final EIR included minor clarifications to existing mitigation measures in addition to fully disclosing the environmentally superior alternative to the Project. Errata #3 provided additional information to help respond to transportation related comments made at the Project's November 28, 2018, public hearing. Finally, Errata #4 provided clarifications and corrections to Section IV, Mitigation Monitoring Program, of the Final EIR.

This Errata #5 provides additional information to correct and clarify comments made at the May 23, 2019 City Planning Commission (CPC) public hearing and, as needed, to the Final EIR regarding the maximum number of dwelling units that would be permitted "by-right" on the Project Site. These corrections do not alter the conclusions of the Original Draft EIR, RP-DEIRs, or the Final EIR.

CLARIFICATIONS

The existing zoning on the Property is a combination of A1-1, RA-1, and RE40-1. This is inconsistent with the Sunland – Tujunga- Lakeview Terrace – Shadow Hills – East La Tuna Canyon Community Plan's (Community Plan) land use designation which designates the Property for residential uses (Low Medium I, Low Residential, Very Low II, and Minimum Residential). The Project Site is also subject to Community Plan Footnotes 4 and 20 which calls for "detached housing," maximum RD5 density with a corresponding Low Medium I designation, and implementation of the slope density formula, as applicable.

Since the Project Site is zoned A1-1, RA-1, and RE40-1, the maximum number of dwelling units currently permitted on the portion of the property proposed for development under the Original DEIR, which is 28 acres, would be 16 units. This information is correctly noted on Page IV-I-10 of the Land Use and Planning section. One clarification that should be noted, however, is that one of the Project Site parcels (APN 2572-021-020) is shown on the City's ZIMAS as having two zones – A1-1 and RA-1. For purposes of analysis, the more restrictive A1-1 density was used (1 unit per 2.5 acres) for APN 2572-021-020, rather than the

RA-1 density (1 unit per 17,500 square feet). Additionally, the maximum number of dwelling units currently permitted when considering the entirety of the Project Site (rather than the 28 acre portion proposed for development under the Original DEIR) would be approximately 19 units.¹

MINOR CORRECTIONS

In review of Alternative V – Existing Zoning Equestrian Estates Alternative, errors were recently discovered that require correction. Alternative 5 is an all residential development of 86 equestrian estate lots that was provided in the RP-DEIR published in December 2015 to assess an alternative compatible with the equestrian ambiance of La Tuna Canyon and in keeping with the existing zoning for the property. The RP-DEIR incorrectly states that the Project Site includes 12.9 acres of A1-1 zoned land and 44.6 acres of RA-1 zoned land and utilized that zoning and acreage to calculate the maximum number of equestrian estate lots (97) that could be developed. The correct zones and acreage for Alternative 5 should be 26.44 acres of A1-1 zoned land, 19.27 acres of RA-1 zoned land, and 11.22 acres of RE40-1 zoned land. With these corrections, a theoretical maximum of approximately 66 equestrian estate lots could be developed utilizing an approximately 58 acre project site², the RA-1 zone for APN 2572-021-020 (rather than the A1-1 zone) and applying the slope density regulations, which were not applied in the RP-DEIR.

These corrections would decrease the maximum density noted in Alternative 5 from 97 equestrian estate lots to approximately 66 equestrian estate lots. This lower density alternative does not affect the range of alternatives presented for consideration. Furthermore, the Alternative 5 corrections are inconsequential due to the City's identification of Alternative 6(a) – Reduced Walkable Village as the Environmentally Superior Alternative. As noted in Errata #2, Alternative 6(a) achieves most of the Project Objectives while, in part, also reducing density, potential aesthetic impacts due to its orientation and lower overall grade level, and impacts to Cultural Resources and Recreation with the potential public dedication of 28.4 acres of undeveloped land.

CONCLUSION

The City has prepared this Errata and determined that it does not change any of the findings or conclusions of the Final EIR. The information contained in this Errata #5 merely clarifies, amplifies, or makes insignificant changes to the information that has already been presented in the EIR. The modifications to the EIR are not significant because the EIR is not changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the Project. Specifically, the clarification of the maximum number of dwelling units that would be permitted “by-right” and the corrections made to Alternative 5 do not constitute substantial revisions such that conditions as set forth in Section 15088.5 of the CEQA Guidelines are met. The maximum number of dwelling units permitted under the Community Plan land use designation, and in accordance with the anticipated RD5 zoning, was already

¹ Includes 29.54 acres in the areas of the Project Site of less than 15% slope plus 28.59 acres that are restricted by slope density for a total of 19.78 units.

² This is the approximate acreage of the entire property.

included and discussed in the Draft EIR's Land Use and Planning section. Similarly, the maximum number of dwelling units permitted under the current zoning, including application of slope density regulations, was also discussed in the Draft EIR Land Use and Planning section. Lastly, the corrections made to Alternative 5 do not change the analysis or conclusions contained therein, nor do they constitute information which makes significant corrections and clarifications to the Final EIR and, as such, recirculation is not required.³ There would be no new significant impacts or new mitigation measures required as a result of the Project.

³ State CEQA Guidelines §15088.5.