REVISED VESTING TENTATIVE TRACT MAP NO. 68797
(Revised stamped map dated July 30, 2008)

PUBLIC HEARING DATE: October 21, 2008.

PLANNING DEPARTMENT STAFF REPORT

PURSUANT TO ORDINANCE 164,845, IF A CERTIFICATE OF POSTING HAS NOT BEEN SUBMITTED BEFORE THE DATE OF THE PUBLIC HEARING, IT MUST BE PRESENTED AT THE HEARING, OR THE CASE MUST BE CONTINUED.

REQUEST

Vesting Tentative Tract Map No. 68797 is a subdivision of a 63,524 net square feet site for 2 lots for the construction and the maintenance of a mixed-use project containing 119 residential condominium units (or 130 apartment units) and 5,152 square feet of commercial floor area on the proposed Lot No. 1, and the existing Citibank building consisting of 29,650 square feet of commercial floor area is to remain on Lot No. 2. The entire project is in the C4-1-CA and R4-1-CA Zones, Community Commercial and High Medium Residential land use designations. There will be 268 parking spaces for the residential component, and 71 parking spaces for the commercial component of the development. The project is located at 5077 Lankershim Boulevard within the North Hollywood – Valley Village Community Plan Area.

RELEVANT CASES

ON-SITE:

ZA-2007-2898-ZV-ZAA: A concurrent case for a variance to permit residential use in the Commercial Artcraft Zone, vehicular and pedestrian access from a less restrictive to a more restrictive zone, increased Floor to Area ratio, increased residential dwelling unit density permitted in Commercial Artcraft Zone, a maximum of 130 multi-family dwelling units be allowed as a combined average number of units for the entire subject property, the elimination of commercial loading zone, and 25 parking spaces in lieu of the 60 spaces otherwise required to serve an existing, partially vacant building on an interim basis during construction of replacement parking structure. Also, an adjustment request allowing reduced front, rear and side yard setback within the interior zone boundary line, balcony projections into the required side yards, and variable 7 to 18 foot separation between buildings in lieu of the required 18 feet. In addition, the Applicant will utilize approximately 30 parking stalls inside the new parking garage directly underneath the dwelling units DURING construction of the dwelling units will be ongoing above these stalls. These stalls will be provided so that the public may utilize them to maintain the ongoing business operation of Citibank. The construction of the apartments above the parking garage will be ongoing while these parking stalls are in use by the public. Public safety and handicap access will be provided for these stalls at all times.
CHC-2007-2663-HCM: A current application submitted to Cultural Heritage Commission by Los Angeles Conservancy for a consideration to nominate the existing Citi-Bank building on site as a Historical monument and cease the demolition of the structure. The application was filed on June 4, 2007, and the matter was heard by the Commission on July 12, 2007. The Commission declined the nomination on September 27, 2007.

OFF-SITE:

There are no previous or existing cases relevant to this subdivision.

PUBLIC RESPONSES

One phone call was received from Mr. Jay Platt of Los Angeles Conservancy asking the process of saving the existing building, and one near-by property owner request to review the file at the time of completing this report.

GENERAL COMMENTS

The subject site is a trapezoid shaped corner parcel consisting of 2.09 acres in the C4-1-CA and R4-1-CA zones with Community Commercial and High Medium Residential land use designations. The project site has 1.46 net acres (63,524 net square-feet) of area after dedication. The subdivider originally proposed a One-Lot subdivision for 136 residential condominium units and 5 commercial condominium units with an approximately 10,800 combined commercial square footage for the entire mixed use project over the entire property. The project was heard in a public hearing on August 21, 2007. However, the Mitigated Negative Declaration was still under review by Community Redevelopment Agency. In addition, Los Angeles Conservancy nominated the existing Citibank building for as historical landmark. Therefore, Advisory Agency took the case under advisement.

In an effort to preserve the existing Citibank building, the applicant revised the project seeking two lots as the residential dwelling unit density and commercial square footage are reduced. The mixed use portion of the project will be location on Lot No. 1 and the existing Citibank building will be remained on Lot No. 2. The revised density is proposed at 119 condominium units or 130 rental units if the applicant decides to build apartments instead, and the commercial floor area is reduced to 5,152 square feet. The project is providing a residential parking complying with the required 2.25 spaces per unit ratio per Advisory Agency parking policy for a total of 268 parking spaces, and a commercial parking at 71 spaces complying with the Code requirement.

The project site is currently zoned C4-1-CA and R4-1-CA which in Height District “1”, the zones do not limit the maximum building height or the number of the story. The proposed project is planned to be five stories tall up to 89 feet above the grade. The parking will be
located at on grade and on two subterranean levels. The applicant is concurrently applying a Zoning Administration Case No. ZA-2007-2898-ZV-ZAA for a variance to permit residential use in the Commercial Artcraft Zone, vehicular and pedestrian access from a less restrictive to a more restrictive zone, increased Floor to Area ratio, increased residential dwelling unit density permitted in Commercial Artcraft Zone, a maximum of 130 multi-family dwelling units be allowed as a combined average number of units for the entire subject property, the elimination of commercial loading zone, and 25 parking spaces in lieu of the 60 spaces otherwise required to serve an existing, partially vacant building on an interim basis during construction of replacement parking structure. An adjustment is also being requested to allow reduced front, rear and side yard setback within the interior zone boundary line, balcony projections into the required side yards, and variable 7 to 18 foot separation between buildings in lieu of the required 18 feet.

The project site is flat located at the southwest corner of Lankershim Boulevard and Ostego Street. The property is currently improved with the six-story tall Citi-Bank building and the parking structure. The site is located in an urban neighborhood in a more developed and intense part of the North Hollywood community which is characterized by the existing commercial and multiple-family uses. Surrounding zones are C4-1-CA, R4-1-CA, and R3-1 zones. There are commercial shopping centers, office buildings, restaurants, studios, and auto repair shops, and general retail stores along the section of Lankershim Boulevard where the project site is located. Residential uses in the general vicinity are all multiple-family uses in either apartment or condominium buildings in the R4 or R3 zones. A small parking lot, an auto repair shop, and a retail furniture store is located north across Otsego Street. Multiple-family dwellings and a church are located to the west across Fair Avenue. There are several apartment buildings located to the south of the project site, and general commercial/retail stores are located to the east across Lankershim Boulevard.

The Community Redevelopment Agency of the City of Los Angeles is the lead agency of this project since the project site is located within the North Hollywood Redevelopment zone. The Agency has issued the Mitigated Negative Declaration for the project titled “Lankershim Lofts” located at 5047 Lankershim Boulevard on March 30, 2007 originally. Since the project is being modified, the revised Initial Study has been prepared under the supervision of the Community Redevelopment Agency in accordance with the requirements of the California Environmental Quality Act on May 27, 2008. The Mitigated Negative Declaration was adopted by the Community Redevelopment Agency Board of Commissioners on June 5, 2008 per Resolution No. 7172. Environmental mitigation measures concerning cultural resources, hazard materials, noise, public services, and transportation are delineated in the MND which are to be incorporated as a part of the conditions of approval.

The Grading Section of Building and Safety Department has issued a July 10, 2007 date memo stating that the project site is located in a designated liquefaction hazard zone as shown on the “Seismic Hazard Zones” map issued by the State of California. The review of the submitted soils report and tract map cannot be completed at this time as the report
lacks sufficient information to determine the stability or safety of the proposed development. There is not any new Grading Report since the issuance of July 10, 2007. The applicant shall submit additional geotechnical information to the Department for a determination.

The subdivider’s statement and tentative tract map has stated by the Engineer that there is no oak, black walnut, or sycamore tree on the subject property. The project engineer has certified that the subject site is not located within the hillside flood hazard, special hazard, or mud-prone area. The Bureau of Engineering has reviewed the tract map and finds the submittal satisfactory. The Bureau is recommending approval of the map and issued nine conditions of approval.

REPORTS RECEIVED

BUREAU OF ENGINEERING: Recommends that the project be subject to conditions stated in the memo dated July 11, 2007. See recommended conditions in Draft Tentative Tract Report with Conditions under department.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION: Reports in a June 10, 2007, dated memo that the project soils report “lack sufficient information to determine the stability or safety of the proposed development.”

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION: Recommends that the project be subject to conditions stated in the memo dated May 18, 2007. See recommended conditions in Draft Tentative Tract Report with Conditions under department.

DEPARTMENT OF TRANSPORTATION: Recommends that the project be subject to conditions stated in the memo dated July 24, 2007. See recommended conditions in Draft Tentative Tract Report with Conditions under department.

FIRE DEPARTMENT: Recommends that the project be subject to conditions stated in the memo dated May 30, 2007. See recommended conditions in Draft Tentative Tract Report with Conditions under department.

BUREAU OF STREET LIGHTING: Recommends that the project be subject to conditions stated in the memo dated July 27, 2007. See recommended conditions in Draft Tentative Tract Report with Conditions under department.

Los Angeles Unified School District: Recommends that the project be subject to conditions stated in the memo dated June 18, 2007. See recommended conditions in Draft Tentative Tract Report with Conditions under department.
ENVIRONMENTAL CLEARANCE

The revised Initial Study titled “Lankershim Lofts” located at 5047 Lankershim Boulevard has been prepared under the supervision of the Community Redevelopment Agency in accordance with the requirements of the California Environmental Quality Act on May 27, 2008. The Mitigated Negative Declaration was adopted by the Community Redevelopment Agency Board of Commissioners on June 5, 2008 per Resolution No. 7172. See Draft Tentative Tract Report with Conditions.

TENANTS

Not applicable, commercial building.

STAFF RECOMMENDATIONS

The Planning Department staff recommends the Revised Vesting Tentative Tract Map No. 68797 be taken under advisement until the Grading Section of Building and Safety has recommend approval for the project.

Since the project is a new construction, staff also recommends the applicant and the Advisory Agency to incorporate Green Building/LEED designs into the project for energy and environmental conservation.

Prepared by:

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Note: Recommendation does not constitute a decision. Changes may be made by the Advisory Agency at the time of the public hearing.
In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code, the Advisory Agency approved Vesting Tentative Tract Map No. 68797 composed of Two Lots containing 119 residential condominium units and 5 commercial condominium units with a combined 5,152 commercial square footage, and the existing Citibank Building located at 5077 Lankershim Boulevard as shown on the revised map stamp-dated July 30, 2008, in the North Hollywood – Valley Village Community Plan. This unit density is based on the C4-1-CA and R4-1-CA Zones. The subdivider is hereby advised that the Municipal Code may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning code as it applies to this particular property. For an appointment with the Subdivision Counter call...
(213) 978-1362. The Advisory Agency’s approval is subject to the following conditions:

NOTE on clearing conditions: When two or more agencies must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That a revised map be submitted showing the alley, the turning area including the net lot area after the public right-of-way dedications satisfactory to the City Engineer.

2. That a 2-foot wide strip of land be dedicated along Lankershim Boulevard adjoining the subdivision to complete a 52-foot wide half right-of-way dedication in accordance with Major Highway Standards, including a 20-foot radius property line return at the intersection with Otsego Street all satisfactory to the City Engineer.

3. That a 2-foot wide strip of land be dedicated along Otsego Street adjoining the subdivision to complete a 32-foot wide half right-of-way dedication in accordance with Collector Street Standards, including a 15-foot radius property line return at the intersection with Fair Avenue all satisfactory to the City Engineer.

4. That a 10-foot wide strip of land be dedicated along the southerly 50 feet of property frontage of Fair Avenue adjoining the tract to complete a 30-foot wide half right-of-way dedication satisfactory to the City Engineer.

5. That a standard alley turning area be dedicated at the terminus of the alley adjoining the southerly property line of the subdivision, satisfactory to the City Engineer.

6. That two copies of a parking area and driveway plan be submitted to the Valley District Office of the Bureau of Engineering for review and approval or that a Covenant and Agreement be recorded agreeing to do the same prior to the issuance of a building permit.

7. That the subdivider make a request to the Valley District Office of the Bureau of Engineering to determine the capacity of the existing sewer in the area.

8. That Board of Public Works approval be obtained, prior to the recordation of the final map, the removal of any tree in the existing or proposed right-of-way area associated with improvement requirements outlined herein. The Bureau of Street Services, Urban Forestry Division, is the lead agency for obtaining Board of Public Works approval for removal of such trees.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION
9. The subdivider shall comply the following grading conditions:
   
   a. All the conditions of the letter dated July 10, 2007 (Log #58592).
   
   b. All other conditions and recommendation issued by the Department.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

10. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:

   a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
   
   b. Provide a copy of affidavit AFF-6126, AFF-4268 and AFF-58306-CC. Show compliance with all the conditions/requirements of the above affidavit(s) as applicable. Termination of above affidavit(s) may be required after map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
   
   c. Show all street/alley dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. “Area” requirements shall be re-checked as per net lot area after street/alley dedication.
   
   d. Conditional use permit is required for mixed commercial / residential use development per Section 12.24V.2.

The existing or proposed building plans have not been checked for Building or Zoning Code requirements. Any vested approvals for parking layouts, open space, required yards or building height, should be “to the satisfaction of the Department of Building and Safety at the time of Plan Check.”

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the map.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Del Reyes at (213) 482-6882 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION
11. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:

   a. A minimum of 40-foot reservoir space be provided between any security gate(s) and the property line.
   
   b. Vehicular access shall be prohibited from Lankershim Boulevard.
   
   c. Any driveway on Otsego Street should be from 100 to 150 feet west of Lankershim Boulevard.
   
   d. A parking area and driveway plan shall be submitted to the Citywide Planning Coordination Section of 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 N. Figueroa Street Suite 400, Station 3.

   Please contact this section at (213) 482-7024 for any questions regarding the above.

FIRE DEPARTMENT

12. That 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. Submit plot plans for Fire Department approval and review prior to recordation of Tract Map Action.
   
   b. No framing shall be allowed until roadway is installed to the satisfaction of the Fire Department.
   
   c. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
   
   d. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
   
   e. Plans showing areas to be posted and/or painted, “FIRE LANE NO PARKING” shall be submitted and approved by the Fire Department prior to building permit application sign-off.
   
   f. No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of
travel. Exception: Dwelling unit travel distance shall be computed to front
doors of unit.

g. Where rescue window access is required, provide conditions and
improvements necessary to meet accessibility standards as determined by
the Los Angeles Fire Department.

h. No proposed development utilizing cluster, group, or condominium design of
one or two family dwellings shall be more than 150 feet from the edge of the
roadway of an improved street, access road, or designated fire lane.

i. All access roads, including fire lanes, shall be maintained in an unobstructed
manner, removal of obstructions shall be at the owner’s expense. The
entrance to all required fire lanes or required private driveways shall be
posted with a sign no less than three square feet in area in accordance with
Section 57.09.05 of the Los Angeles Municipal Code.

j. Fire lane width shall not be less than 20 feet. When a fire lane must
accommodate the operation of Fire Department aerial ladder apparatus or
where fire hydrants are installed those portions shall not be less than 28 feet
in width.

k. Where above ground floors are used for residential purposes, the access
requirement shall interpreted as being the horizontal travel distance from the
street, driveway, alley, or designated fire lane to the main entrance of
individual units.

l. The entrance or exit of all ground dwelling units shall not be more than 150
feet from the edge of a roadway of an improved street, access road, or
designated fire lane.

m. Private roadways for general access use shall have a minimum width of 20
feet.

n. Access for Fire Department apparatus and personnel to and into all
structures shall be required.

m. The Fire Department may require additional vehicular access where buildings
exceed 28 feet in height.

For additional information, please contact Inspector Terrance O’Connell of the Construction
Service Unit at (213) 482-6504.

BUREAU OF STREET LIGHTING
13. The Bureau of Street Lighting’s recommended condition of approval for the subject city planning case is as following: (Improvement condition added to S-3 (c) where applicable.)

SPECIFIC CONDITION: Satisfactory arrangements shall be made with the Bureau of Street Lighting to assure the property be formed or annexed into a Street Lighting Maintenance Assessment District.

INFORMATION TECHNOLOGY AGENCY

14. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the Los Angeles Municipal Code Section 17.05N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 N. Main Street, 12th Floor, Los Angeles, CA 90012, (213) 922.8363.

DEPARTMENT OF RECREATION AND PARKS

15. That the Quimby fee be based on the R4 Zone.

LOS ANGELES UNIFIED SCHOOL DISTRICT

16. That prior to the recordation of the final map or issuance of the building permit, a suitable arrangement shall be made satisfactory to the LAUSD, binding the subdivider and all successors to the following:

a. School Bus Access
   - Prior to construction, contact LAUSD Transportation Branch at (323) 342-1400 regarding potential impact to school bus routes.
   - Maintain unrestricted access for school buses during construction.
   - Comply with provisions of the California Vehicle Code by requiring construction vehicles to stop when encountering school buses using red flashing lights.

   - Not endanger passenger safety or delay student drop-off or pickup due to changes in traffic patterns, lane adjustments, altered bus stops, or traffic lights.
• Maintain safe and convenient pedestrian routes to LAUSD schools (see attached School Pedestrian Route Map).

• Maintain ongoing communication with school administration at affected schools, providing sufficient notice to forewarn students and parents/guardians when existing pedestrian and vehicle routes to school may be impacted.

• Install appropriate traffic controls (signs and signals) to ensure pedestrian and vehicular safety.

• Not haul past affected school sites, except when school is not in session. If that is infeasible, not haul during school arrival and dismissal times.

• Not staging or parking of construction-related vehicles, including worker-transport vehicles, adjacent to school sites.

• Provide crossing guards when safety of students may be compromised by construction-related activities at impacted school crossings.

• Install barriers and/or fencing to secure construction equipment and site to prevent trespassing, vandalism, and attractive nuisances.

• Provide security patrols to minimize trespassing, vandalism, and short-cut attractions.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

17. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

   a. Limit the proposed development to a maximum of TWO Lots with a maximum of 119 condominium dwelling units or 130 residential rental units and a 5,152 square-foot of commercial floor area on Lot No. 1, and the existing Citibank is to remain on Lot No. 2.

   b. Provide a minimum of 2 covered off-street parking spaces per dwelling unit, and .25 per dwelling ratio for residential guest parking spaces for the condominium purpose or a number of parking spaces complying with the
LAMC for the rental dwelling purpose. There shall be 71 commercial parking spaces or a number of spaces complying with the LAMC Code for the commercial component of the project.

All guest spaces shall be readily accessible, conveniently located, specifically reserved for guest parking, posted and maintained satisfactory to the Department of Building and Safety. If guest parking spaces are gated, a voice response system shall be installed at the gate. Directions to guest parking spaces shall be clearly posted. Tandem parking spaces shall not be used for guest parking.

In addition, prior to issuance of a building permit, a parking plan showing off-street parking spaces, as required by the Advisory Agency, be submitted for review and approval by the Department of City Planning (200 No. Spring Street, Room 750).

c. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.

d. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.

e. A 6-foot-high solid decorative masonry wall adjacent to residential use and/or zones shall be constructed if no such wall exists.

18. That prior to the issuance of the building permit or the recordation of the final map, a copy of the ZA-2007-2898-ZV-ZAA shall be submitted to the satisfaction of the Advisory Agency. In the event that ZA-2007-2898-ZV-ZAA is not approved, the subdivider shall file a modification of the tract.

19. **Construction Mitigation Conditions** - Prior to the issuance of a grading or building permit, or the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

CM-1. That a sign be required on site clearly stating a contact/complaint telephone number that provides contact to a live voice, not a recording or voice mail, during all hours of construction, the construction site address, and the tract map number. YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.

a. Locate the sign in a conspicuous place on the subject site or
structure (if developed) so that it can be easily read by the public. The sign must be sturdily attached to a wooden post if it will be freestanding.

b. Regardless of who posts the site, it is always the responsibility of the applicant to assure that the notice is firmly attached, legible, and remains in that condition throughout the entire construction period.

c. If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required for each five (5) acres, or portion thereof. Each sign must be posted in a prominent location.

CM-2. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.

CM-3. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.

CM-4. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.

CM-5. All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.

CM-6. All clearing, grading, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.

CM-7. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

CM-8. 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.

CM-9. Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously.
CM-10. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

CM-11. The project shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

CM-12. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.

CM-13. Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.

CM-14. Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.

CM-15. All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non-recyclable materials/wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.

CM-16. Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.

CM-17. Dumpster shall be covered and maintained. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.

CM-18. Gravel approaches shall be used where truck traffic is frequent to reduce soil compaction and the tracking of sediment into streets shall be limited.

CM-19. All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be
conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.

CM-20 Pavement shall not hosed down at material spills. Dry clean up methods shall be used whenever possible.

CM-21 Projects involving the import/export of 1,000 cubic yards or more of dirt shall obtain haul route approval by the Department of Building and Safety.

CM-22 The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.

CM-23 Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.

COMMUNITY REDEVELOPMENT AGENCY / DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

20. Prior to the recordation of the final map, the subdivider will prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

AIR QUALITY

AQ-1 The following will be implemented as a project design feature by the applicant as part of the construction phase of the project:

The project will implement dust control measures consistent with SCAQMD Rule 403 (Fugitive Dust) during the construction phases of new project development. The following actions are currently recommended to implement Rule 403 and have quantified by the SCAQMD as being able to reduce dust generation between 30 and 85 percent depending on the dust generation source:

- Apply water and/or approved nontoxic chemical soil stabilizers according to manufacturer's specification to all inactive construction areas (previously graded areas that have been inactive for 10 or more days).
- Replace ground cover in disturbed areas as quickly as possible
- Enclose, cover, water twice daily, or apply approved chemical soil binders to exposed piles with 5 percent or greater silt content.
• Water active grading sites at least twice daily during construction activities.

• Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour over a 30-minute period.

• All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least 2 feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer), in accordance with Section 23114 of the California Vehicle Code/

• Sweep streets at the end of the day if visible soil material is carried over to adjacent roads.

• Install wheel washers or gravel construction entrances where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the sites each trip.

• Post and enforce traffic speed limits of 15 miles per hour or less on all unpaved roads.

CULTURAL RESOURCES

CR-1  The Citibank building shall not be demolished as part of the proposed project. A buffer around the perimeter of the Citibank Building shall be maintained during excavation for and construction of the proposed project, and additional construction measures, as required, shall be used to ensure the structural integrity of the Citibank Building during excavation and construction of the proposed project. The geotechnical engineer for the project shall be consulted to identify the appropriate construction measures, and these measures shall be approved by the City of Los Angeles Department of Building and Safety prior to issuance of any permit.

The setting of the Citibank Building shall be documented with 35 mm photography. Copies of such documentation shall be provided to the Community Redevelopment Agency of the City of Los Angeles and to the Los Angeles Conservancy.

CR-2  Ground-level demolition of the existing structures and the subsequent grading and preparation of the property for redevelopment shall be monitored by a qualified archaeological monitor to ensure adequate management of any historic resources that may be uncovered as a result of the redevelopment activities. Additionally, the monitor shall be present should any evidence of prehistoric nature be identified. Should cultural remains be identified during any excavations, they shall be analyzed in accordance with currently accepted methods and guidelines.
CR-3 If human remains are uncovered at any time, all activities on the property shall be halted, and the Los Angeles County coroner shall be notified and permitted to examine the remains. IF the remains are found to be of Native American origin, the Gabrielino/Fernandeno representatives shall be consulted with respect to the disposition of the remains.

CR-4 In the event previously unknown paleontological resources are uncovered during project construction, all work shall cease until a certified paleontologist can investigate the finds and make appropriate recommendations. Any specimens uncovered shall be recorded and removed for storage at a location to be determined by the certified paleontologist.

HAZARDS/HAZARDOUS MATERIALS

HAZ-1 Prior to demolition of the site buildings, a comprehensive lead-based paint survey shall be performed. If lead-based paint is found in the building materials that will be disturbed by demolition activities, the project applicant shall comply with the requirements outlined by Cal/OSHA Lead in Construction Standard, Title 8, CCR 1532.1 during demolition activities. Lead-contaminated debris shall be managed and disposed of in accordance with the applicable provisions of the California Health and Safety Code, as well as all local, state, and federal regulations regarding lead-contaminated materials.

HAZ-2 In general, observations shall be made during any site development for areas of possible contamination such as, but not limited to, the presence of underground facilities, buried debris, waste drums, tanks, stained soil, or odorous soils. Should such materials be encountered, further investigation and analysis shall be required, and materials shall be managed and disposed of in accordance with the applicable local, state, and federal regulations and with oversight by the appropriate regulatory agencies.

HAZ-3 Prior to demolition and grading activities, contractors shall be required to have a construction worker safety plan that complies with OSHA Safety and Health Standards and shall address, as appropriate, air monitoring for subsurface work activities, personnel protective and safety equipment, and worker training.

HYDROLOGY / WATER QUALITY

WQ-1 Storm water drainage plans will be submitted to the City Engineer for review and approval prior to the development of any drainage improvements. These plans must meet all minimum water quality requirements as outlined in the City of Los Angeles Public Agencies Activities Stormwater Guide (2004) so that no impact to water quality at downstream facilities would occur.
WQ-2 During construction, the project applicant would be required to implement standard Best Management Practices (BMPs) contained in the City of Los Angeles References Guide for Stormwater Best Management Practices (2000) and outlined by the State Water Resources Control Board. Implementation of required BMPs would substantially reduce erosion, deposition and related effects.

WQ-3 The project applicant would prepare and implement a Stormwater Pollution Prevention Plan as required by the Regional Water Quality Control Board (RWQCB) and National Pollutant Discharge Elimination System (NPDES). As such, the project would comply with all applicable water quality standards and waste discharge requirements.

NOISE

Construction Mitigation Measures

NOISE-1 Trucks transporting demolition and construction equipment shall be limited to non-residential streets to reduce noise impacts, where feasible.

NOISE-2 All delivery trucks and stationary vehicles shall stage in the designated staging area, which is off-site on a vacant lot located north-northeast of the T-intersection of Otsego Street and Fair Avenue. Delivery hours shall be restricted to between 7:00 AM and 6:00 PM within 200 feet of a residential zone.

NOISE-3 The applicant shall comply with City of Los Angeles Municipal Code Chapter XI, Noise Regulation, which requires the applicant to post signs prior to construction activities with a hot line phone number for residents and neighbors to call with for construction information and/or to report problems. The applicant and/or project contractor for construction shall ensure that all feasible noise attenuation for construction equipment is being used at the project site and that all regulations and ordinances related to noise generation are being followed.

NOISE-4 The project contractors shall muffle and shield the intakes and exhausts of construction equipment and shroud and shield impact tools.

NOISE-5 Temporary walls and noise barriers shall be placed around the site in order to block and deflect construction noise from adjacent properties. (Examples include installation of pedestrian protection
barricades/fencing constructed of plywood fence panels and wood planks overhead on public sidewalks where the vertical construction is adjacent, and chain link temporary fencing with screening at areas where the vertical construction is not adjacent to the public walkways.

**Operational Mitigation Measures**

**NOISE-6**
All private exterior livable space (i.e. balconies), located on floors two through six fronting Lankershim Boulevard, shall be required to construct a 4-foot tall, solid barrier consisting of a solid material such as, plexiglass or wood, in place of an open wood or iron railing, as specified by an acoustical consultant approved by the CRA. This solid barrier between the Lankershim Boulevard and the exterior livable space would reduce noise levels by 7 (wood) to 10 (plexiglass) dB(A). The acoustical consultant shall approve the final heights and/or materials for the enclosures of the exterior livable spaces.

**NOISE-7**
All private interior livable space located on floors two through six fronting Lankershim Boulevard shall be required to incorporate construction techniques to reduce interior noise levels to 55 dB(A) or less, as specified by an acoustical consultant approved by the CRA. Example of techniques that may be applied include, but are not limited to: attaching interior sheet rock of the exterior walls assemblies to studs by resilient channels; the staggering of studs or double walls; providing window assemblies with a laboratory tested STC rating of 30 or greater; baffling roof or attic vents facing the noise source, etc.

**PUBLIC SERVICES**

**PUB-1**
The project shall provide a minimum of 20 feet from the proposed vehicular access gates located along Otsego Street and the driveway accessible via the alley off Herby Street to the street for Fire Department access.

**PUB-2**
All vehicular access gates shall include a “Knox Box” with an override switch or a non-hardened 3/8-inch chain or padlock.

Implementation of the City Fire Department regulations and City municipal codes and incorporation of project-specific mitigation measures recommended by the Fire Department upon their review of final site plans would ensure that impacts on fire protection services are less than significant.

**PUB-3**
The project applicant shall incorporate safety and crime prevention features contained in the Designing Out Crime booklet, provided by the Police Department, into the design of the proposed project.
PUB-4 Where feasible, trash rooms rather than trash collection containers shall be incorporated into project design.

PUB-5 All low level landscape (i.e., bushes) on-site shall be no greater than 3 feet in height and all canopies of mature trees must be a minimum of 7 feet off the ground.

Incorporation of project design features, mitigation measures recommended by the Police Department, and project design measures recommended by the Police Department upon their review of final site plans would reduce impacts on police protection services to a less than significant level.

LIB-1 The project applicant shall pay City of Los Angeles Public Library developer fees of $200.00 per capita, based on the projected population of the development.

TRANSPORTATION/TRAFFIC

TR-1 The project applicant shall provide a minimum of 12 parking spaces for the bank parking during construction of the remainder of the project. The lot at 5047 Lankershim Boulevard shall be paved, striped for 12 parking stalls, provided with security lighting, and landscaped. The lot shall be available for use prior to issuance of the Certificate of Occupancy of the bank.

21. That prior to recordation of the final map the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770 and Exhibit CP-6770. M) in a manner satisfactory to the Planning Department requiring the subdivider to identify (a) mitigation monitor(s) who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition No. 19 and 20 of the Tract’s approval satisfactory to the Advisory Agency. The mitigation monitor(s) shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, postconstruction/maintenance) to ensure continued implementation of the above mentioned mitigation items.

DEPARTMENT OF CITY PLANNING-STANDARD CONDOMINIUM CONDITIONS

C-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. Where the existing zoning is (T) or (Q) for multiple residential uses, no construction or use shall be permitted until the final map has recorded or the proper zone has been effectuated. If models are constructed under this tract approval, the following conditions shall apply:

1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Division of Land Section of the Department of City Planning showing the location of the model dwellings, sales office and off-
street parking. The sales office must be within one of the model buildings.

2. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.

C-2. That prior to recordation of the final map, the subdivider shall record an "Agreement for Development of Units for Lease or Sale ("15% Ordinance")" covenant, to benefit the Housing Authority, for certification of the development in accordance with Section 12.39A. Arrangements shall be made with the Department of Building and Safety, Zoning Section - Subdivisions (213.482.0000) to approve the covenant format, prior to recording the covenant.

C-3. Prior to the recordation of the final map, the subdivider shall pay or guarantee the payment of a park and recreation fee based on the latest fee rate schedule applicable. The amount of said fee to be established by the Advisory Agency in accordance with Section 17.12 of the Los Angeles Municipal Code and to be paid and deposited in the trust accounts of the Park and Recreation Fund.

C-4. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining the certificate of occupancy or before the recordation of the final map.

In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

C-5. In order to expedite the development, the applicant may apply for a building permit for an apartment building. However, prior to issuance of a building permit for apartments, the registered civil engineer, architect or licensed land surveyor shall certify in a letter to the Advisory Agency that all applicable tract conditions affecting the physical design of the building and/or site, have been included into the building plans. Such letter is sufficient to clear this condition. In addition, all of the applicable tract conditions shall be stated in full on the building plans and a copy of the plans shall be reviewed and approved by the Advisory Agency prior to submittal to the Department of Building and Safety for a building permit.

OR

If a building permit for apartments will not be requested, the project civil engineer, architect or licensed land surveyor must certify in a letter to the Advisory Agency that the applicant will not request a permit for apartments and intends to acquire a building permit for a condominium building(s). Such letter is sufficient to clear this
BUREAU OF ENGINEERING - STANDARD CONDITIONS

S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Municipal Code.

(b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.

(c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.

(d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.

(e) That drainage matters be taken care of satisfactory to the City Engineer.

(f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.

(g) That any required slope easements be dedicated by the final map.

(h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.

(i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
(j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.

(k) That no public street grade exceeds 15%.

(l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.

S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:

(a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.

(b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.

(c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.

(d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.

(e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

(a) Construct on-site sewers to serve the tract as determined by the City Engineer.

(b) Construct any necessary drainage facilities.

(c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.

IMPROVEMENT CONDITION: Construct new street light; one (1) on
Lankershim Boulevard. If street widening is required, relocated and upgrade street lights: two (2) on Lankershim Boulevard, two (2) on Otsego Street and one (1) on Fair Avenue.

(d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Street Tree Division ((213) 485-5675) upon completion of construction to expedite tree planting.

(e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.

(f) Construct access ramps for the handicapped as required by the City Engineer.

(g) Close any unused driveways satisfactory to the City Engineer.

(h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.

(i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

a. After submittal of hydrology and hydraulic calculations and drainage plans for review by the City Engineer prior to recordation of the final map, drainage facilities may be required to drain satisfactory to the City Engineer.

b. Improve Lankershim Boulevard being dedicated and adjoining the subdivision by the construction of the following:

(1) A concrete curb, a concrete gutter, and a 12-foot full-width concrete sidewalk with tree wells.

(2) Suitable surfacing to join the existing pavement and to complete a 40-foot half roadway.

(3) Any necessary removal and reconstruction of existing improvements.

(4) The necessary transitions to join the existing improvements all satisfactory to the City Engineer.
c. Improve Otsego Street being dedicated and adjoining the subdivision by the construction of the following:

(1) A concrete curb, a concrete gutter, and a 10-foot full-width concrete sidewalk with tree wells.

(2) Suitable surfacing to join the existing pavement and to complete a 22-foot half roadway.

(3) Any necessary removal and reconstruction of existing improvements.

(4) The necessary transitions to join the existing improvement.

d. Improve Fair Avenue being dedicated and adjoining the subdivision by the construction of the following:

(1) A concrete curb, a concrete gutter, and a 10-foot full-width concrete sidewalk with tree wells.

(2) Suitable surfacing to join the existing pavement and to complete a 20-foot half roadway where necessary.

(3) Any necessary removal and reconstruction of existing improvements.

(4) The necessary transitions to join the existing improvement.

e. Construct suitable improvements of the alley turning area being dedicated and adjoining the subdivision satisfactory to the City Engineer.

f. Improve the alley off-site southerly of the subdivision and extending to Hesby Street by the construction of a 2-foot concrete longitudinal gutter and suitable surfacing to complete a 20-foot alley, together with any necessary removal and reconstruction of existing improvements all satisfactory to the City Engineer.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract action. However the existing or proposed zoning may not permit this number of units.
Approval from Board of Public Works may be necessary before removal of any street trees in conjunction with the improvements in this tract map through Bureau of Street Services Urban Forestry Division.

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05N of the Los Angeles Municipal Code.

The final map must record within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

No building permit will be issued until the subdivider has secured a certification from the Housing Authority that the development complies with the requirements for low-and moderate-income housing, per Section 12.39-A of the LAMC.

The subdivider should consult the Department of Water and Power to obtain energy saving design features, which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

**Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

**FINDINGS OF FACT (CEQA)**

The Community Redevelopment Agency of the City of Los Angeles issued the Revised Mitigated Negative Declaration for the modification of the Lankershim Lofts Mixed Use Project to include the existing Citibank building located at 5047 Lankershim Boulevard on March 29, 2007. The revised Initial Study has been prepared under the supervision of the Community Redevelopment Agency in accordance with the requirements of the California Environmental Quality Act on May 27, 2008. The Mitigated Negative Declaration was
adopted by the Community Redevelopment Agency Board of Commissioners on June 5, 2008 per Resolution No. 7172. The Agency is the lead agency as defined by CEQA for environmental review of this project. The Agency found that potential negative impact could occur from the project’s implementation due to:

CULTURAL RESOURCES
HAZARDS/HAZARDOUS MATERIALS
NOISE
PUBLIC SERVICES
TRANSPORTATION/TRAFFIC

The Deputy Advisory Agency, certifies that Mitigated Negative Declaration of Lankershim Lofts Mixed Use Project reflects the independent judgment of the Community Redevelopment Agency and determined that this project would not have a significant effect upon the environment provided the potential impacts identified above are mitigated to a less than significant level through implementation of Condition Nos. 19 and 20 of the Tract’s approval. Other identified potential impacts not mitigated by these conditions are mandatorily subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended to mitigate such potential impacts on all projects.

The Initial Study prepared for the project identifies no potential adverse impacts on fish or wildlife resources as far as earth, air, water, plant life, animal life, risk of upset are concerned. Furthermore, the project site, as well as the surrounding area are presently developed with structures and do not provide a natural habitat for either fish or wildlife

In accordance with Section 21081.6 of the Public Resources Code (AB3180), the Deputy Advisory Agency has assured that the above identified mitigation measures will be implemented by requiring reporting and monitoring as specified in Condition No. 21.

Furthermore, the Advisory Agency hereby finds that modifications to and/or corrections of specific mitigation measures have been required in order to assure appropriate and adequate mitigation of potential environmental impacts of the proposed use of this subdivision.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Vesting Tentative Tract Map No. 68797, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

(a) THE PROPOSED MAP WILL BE/IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.
The adopted North Hollywood – Valley Village Community Plan designates the subject property for High Medium Residential land use with the corresponding zone of R4, and Community Commercial land use with the corresponding zones of CR, C1.5, C2, C4, RAS3, RAS4, P AND PB. The property contains approximately 63,524 net square feet and is presently zoned C4-1-CA and R4-1-CA. The proposed mixed use development of 119 units of residential condominium or 130 units of apartment and 5 units of commercial condominium is not allowable under the current adopted zones. However, it is allowable under the General Commercial land use designations. The applicant has submitted a variance request to allow residential uses in the C4-1-CA zone. The Zoning Administration Case No. ZA-2007-2898-ZV-ZAA shall be approved by the Zoning Administrator to accomplish the mixed use feature in the project. Should the Zoning Administration Case is not approved, the project shall only be allowed to contain residential and commercial components with a density and the use, and a building height complying with the existing R4-1-CA and C4-1-CA zones.

The site is not subject to any Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas).

Therefore, as conditioned, the proposed tract map is consistent with the intent and purpose of the applicable General and Specific Plans.

(b) THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

At the frontage of the project site, Lankershim Boulevard is a Major Highway dedicated to a 50-foot wide half right-of-way width at the project’s street frontage. The Bureau of Engineering would require 2-foot of land for the street dedication propose along Lankershim Boulevard adjoining the subdivision to complete a 52-foot right-of-way width in accordance with Secondary Highway Standards.

This project is not subject to any Specific Plan requirements. The proposed project will provide 268 resident parking spaces and 71 commercial parking spaces for the entire mixed use development in conformance with the Los Angeles Municipal Code and Advisor y Agency’s Parking Policy for subdivision projects. As conditioned the design and improvements of the proposed project are not consistent with the existing General Plan zones, but the project is consistent with the General Plan designations. The requested variance shall be approved to realize the mixed use project.

(c) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT.
The site is currently improved with a 6-story tall building which is known as the Citi-Bank building which is to remain on the proposed Lot No. 2. The surrounding area is all improved with commercial and multiple family structures.

The site is level and is not located in a slope stability study area, high erosion hazard area, or a fault-rupture study zone area, but the site is located in a liquefaction area. There was a soils report prepared by the applicant and submitted to the Department of Building and Safety, Grading Division, for review. The Division has issued a July 10, 2007, dated letter recommending conditions which shall be incorporated in the tract decision. However, further information is needed to complete the report.

The project will comply with any requirements with the Department of Building and Safety, Grading and Zoning Divisions, for recordation of the final map and issuance of any permit.

(d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

The project site is flat located at the southwest corner of Lankershim Boulevard and Ostego Street. The property is currently improved with the six-story tall Citi-Bank building and the parking structure. The site is located in an urban neighborhood in a more developed and intense part of the North Hollywood community which is characterized by the existing commercial and multiple-family uses. Surrounding zones are C4-1-CA, R4-1-CA, and R3-1 zones. There are commercial shopping centers, office buildings, restaurants, studios, and auto repair shops, and general retail stores along the section of Lankershim Boulevard where the project site is located. Residential uses in the general vicinity are all multiple-family uses in either apartment or condominium buildings in the R4 or R3 zones. A small parking lot, an auto repair shop, and a retail furniture store is located north across Otsego Street. Multiple-family dwellings and a church are located to the west across Fair Avenue. There are several apartment buildings located to the south of the project site, and general commercial/retail stores are located to the east across Lankershim Boulevard.

The proposed mixed use project would provide new 119 dwelling units and 5 commercial condominium units with a 5,152 combined commercial square footage, and including the existing Citibank Building. The approval of Zoning Administration Case No. ZA-2007-2898-ZV-ZAA is necessary for the project to incorporate the residential feature on the commercial zone. Otherwise, the project would be not be a mixed use project. The project will comply with all L.A.M.C requirements for parking, density, height and open space. As conditioned the proposed tract map is physically suitable for the proposed density of the development.
(e) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The Initial Study prepared for the project identifies no potential adverse impact on fish or wildlife resources as far as earth, air, water, plant life, animal life, risk of upset are concerned. Furthermore, the project site, as well as the surrounding area is presently developed with structures and do not provide a natural habitat for either fish or wildlife.

(f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

There appear to be no potential public health problems caused by the design or improvement of the proposed subdivision.

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

(g) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

No such easements are known to exist. Needed public access for roads and utilities will be acquired by the City prior to recordation of the proposed tract.

(h) THE DESIGN OF THE PROPOSED SUBDIVISION WILL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.

Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a
building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the vesting tentative and final maps for Tract Map No. 68797.

S. Gail Goldberg, AICP
Advisory Agency

JACK CHIANG
Deputy Advisory Agency

ML: MZ: JC

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department’s Public Offices, located at:

Figueroa Plaza  Marvin Braude San Fernando
201 N. Figueroa St., 4th Floor  Valley Constituent Service Center
Los Angeles, CA 90012  6262 Van Nuys Blvd., Room 251
213.482.7077  Van Nuys, CA 91401
Forms are also available on-line at www.lacity.org/pln.

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

If you have any questions, please call Subdivision staff at (213) 978-1362.