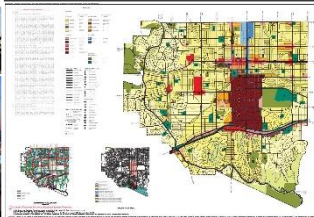
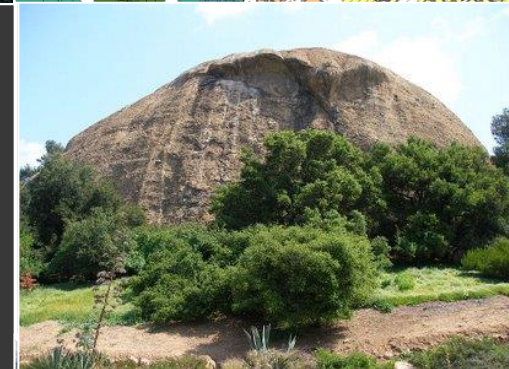




PLANNING 101

April 22, 2017



Los Angeles
Department of City Planning



PLANNING 101

"I can't believe that the City thinks it can tell us what to do with our private property... this is absurd!"



"Why isn't the City stopping this development in our Community?"



Why do cities have planning departments?

What right does a city have in telling people what they can and can't do with private property?

How far can a city go in regulating land use?

PLANNING 101

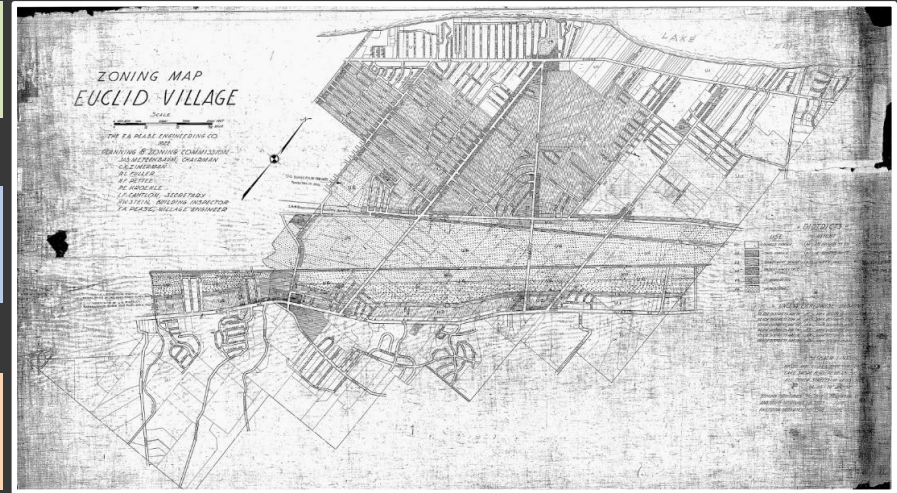
Cities have an obligation to protect the health, safety and welfare of the public...

“Police Powers”

Legislative: Write and adopts the law
General Plan, Zoning, Ordinances, etc.

Executive: Enforces the law
Appoints Planning Director, Commissions

Judicial: Evaluates the law
Rules on merits of city laws and actions



The 1926 “Euclid v Ambler” court case has provided a long-standing basis for cities to regulate land use.



PLANNING 101

Cities have an obligation to protect the health, safety and welfare of the public...

“Police Powers”



Does the City have a right or duty to dictate how close oil refineries can be to residential neighborhoods?



Does the City have a right or duty to dictate what color a house in a historic district can be painted?

PLANNING 101



Department of City Planning • June 16, 2016



Department of City Planning

Maintain, update, and implement the City's General Plan

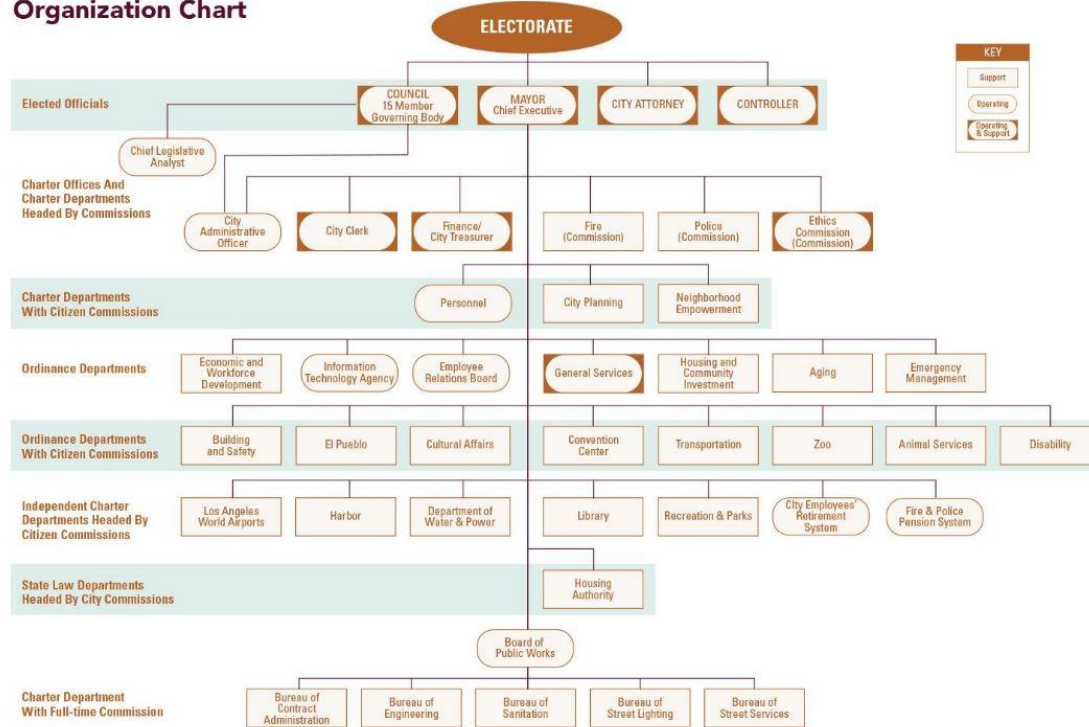
- Policy Planning
- Project Planning

Director of Planning: Vince Bertoni
Approximately 350 Staff
City Planning Commission
Cultural Heritage Commission
Area Planning Commissions
DRBs, HPOZs, etc.



PLANNING 101

City of Los Angeles Organization Chart



PLANNING 101

STATE OF CALIFORNIA General Plan Guidelines

2003



GOVERNOR'S OFFICE OF PLANNING AND RESEARCH

Cities in California are required to adopt a General Plan to guide changes in the built and natural environment.

State General Plan
Requirements

Land Use
Housing
Circulation
Open Space
Conservation
Public Safety
Noise

Los Angeles General Plan

Framework
Community Plans
Housing
Mobility
Open Space
Conservation
Public Safety
Noise
Health & Wellness
Air Quality
Service Systems

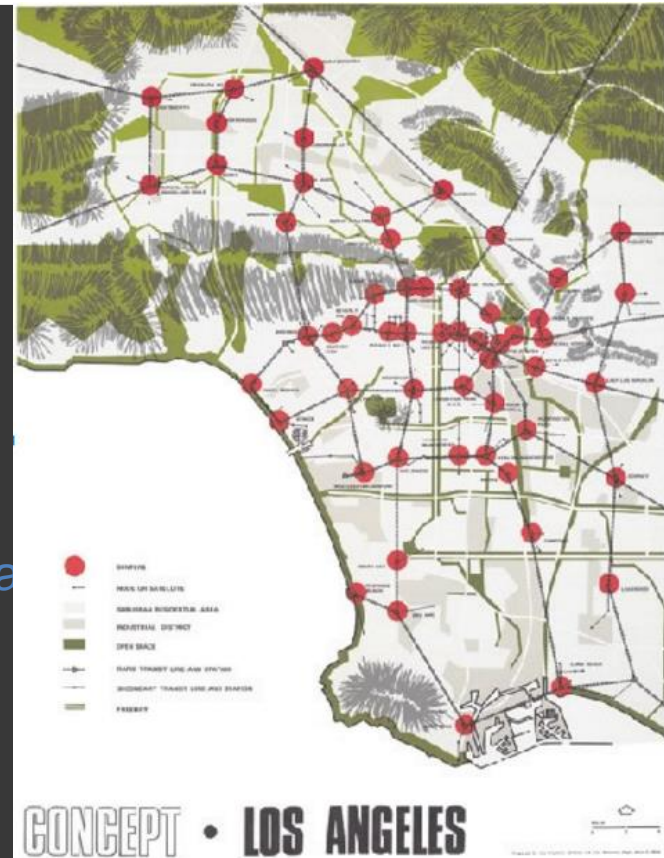


Centers Concept of 1970s

This early version of the City's General Plan envisioned Los Angeles as a collection of urban centers connected by transit.

Framework Element of 1990s

Building off of Centers, The Framework Element provided greater specificity, and tackled topics such as growth and economic development.



Framework Element

- Long- term growth strategy
- Focus new development around transit & employment (Districts, Centers, & Mixed-Use Boulevards)
- Preserve the character and scale of residential neighborhoods
- Retain industrial land for jobs

INTRODUCTION

The General Plan Framework is a long range, citywide, comprehensive growth strategy. It is a replacement for the General Plan Framework (adopted in 1974). Because it looks at the city as a whole, the benefits and challenges of growth are shared.

The Framework sets forth a conceptual relationship between land use and transportation on a citywide and function of the city as it has evolved over time. The new categories - Neighborhood District, Centers and Mixed Use Boulevards - are broadly described (with ranges of intensity/density, heights and lists of typical uses) and general land use possibilities found in the city's already diverse urban, suburban and rural land use patterns. Their general locations reflect a conceptual relationship between land use and transportation. Because it is citywide, the Framework cannot anticipate every detail. Therefore, the community plan intensities and heights that fall within the ranges described by the Framework.

The Citywide General Plan Framework neither overrides nor supersedes the Community Plan. The Framework sets forth a conceptual relationship between land use and transportation on a citywide and function of the city as it has evolved over time. The new categories - Neighborhood District, Centers and Mixed Use Boulevards - are broadly described (with ranges of intensity/density, heights and lists of typical uses) and general land use possibilities found in the city's already diverse urban, suburban and rural land use patterns. Their general locations reflect a conceptual relationship between land use and transportation. Because it is citywide, the Framework cannot anticipate every detail. Therefore, the community plan intensities and heights that fall within the ranges described by the Framework.

LEGEND

Districts, Centers & Mixed Use Boulevards



Neighborhood District

A local point for surrounding residential neighborhoods and containing a diversity of land uses such as restaurants, retail outlets, grocery stores, child care facilities, small professional offices, community meeting rooms, pharmacies, religious facilities and other similar services. The clustering of uses minimizes automobile trip-making and encourages walking to and from adjacent neighborhoods. Pedestrian-oriented areas are encouraged, and the district may be served by a local shuttle service. Generally, Neighborhood Districts are at a floor area ratio of 1.5:1 or less and characterized by 1- or 2-story buildings.



Community Center

A local point for surrounding residential neighborhoods and containing a diversity of uses such as small offices and overnight accommodations, cultural and entertainment facilities, schools and libraries, in addition to neighborhood oriented services. Community Centers range from floor area ratios of 1.5:1 to 3.0:1. Generally, the height of different types of Community Centers will also range from 2- to 6-story buildings, e.g., some will be 2-story Centers, some 4- or 6-story Centers depending on the character of the surrounding area. Community Centers are served by small shuttles, local buses in addition to automobiles and/or may be located along rail transit stops.



Regional Center

A local point for regional commerce, identity and activity and containing a diversity of uses such as corporate and professional offices, residential, retail commercial malls, government buildings, major health facilities, major entertainment and cultural facilities and supporting services. Generally, different types of Regional Centers will fall within the range of floor area ratios from 1.5:1 to 6.0:1. Some will only be commercially oriented; others will contain a mix of residential and commercial uses. Generally, Regional Centers are characterized by 6- to 20-stories (or higher). Regional Centers are usually major transportation hubs.



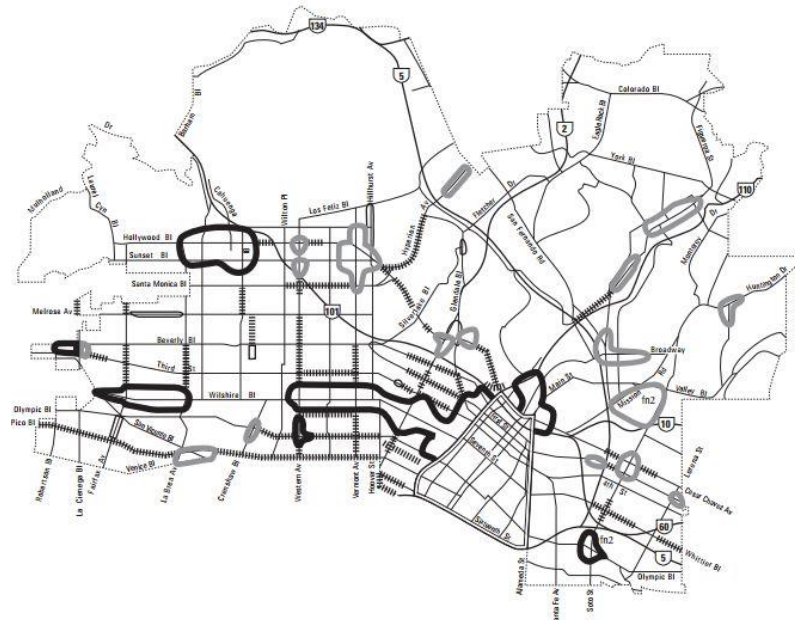
Downtown Center

An international center for finance and trade that serves the population of the five county metropolitan region. Downtown is the largest government center in the region and the location for major cultural and entertainment facilities, hotels, professional offices, corporate headquarters, financial institutions, high-rise residential towers, regional transportation facilities and the Convention Center. The Downtown Center is generally characterized by a floor area ratio up to 13:1 and high rise buildings.



Mixed Use Boulevard

These connect the city's neighborhood districts and community, regional and Downtown centers. Mixed Use development is encouraged along these boulevards, with the scale, density and height of development compatible with the surrounding areas. Generally, different types of Mixed Use Boulevards will fall within a range of floor area ratios from 1.5:1 up to 4.0:1 and be generally characterized by 1- to 2-story commercial structures, up to 3- to 6-story mixed use buildings between centers and higher buildings within centers. Mixed Use Boulevards are served by a variety of transportation facilities.



PLANNING 101

The General Plan elements are adopted by resolution, and contain goals and policies that are aspirational. For example:

Housing Element

- Provision of Adequate Housing
- Safe, Livable Neighborhoods
- New Housing Opportunities
- Preventing and Ending Homelessness



Housing Element 2013-2021

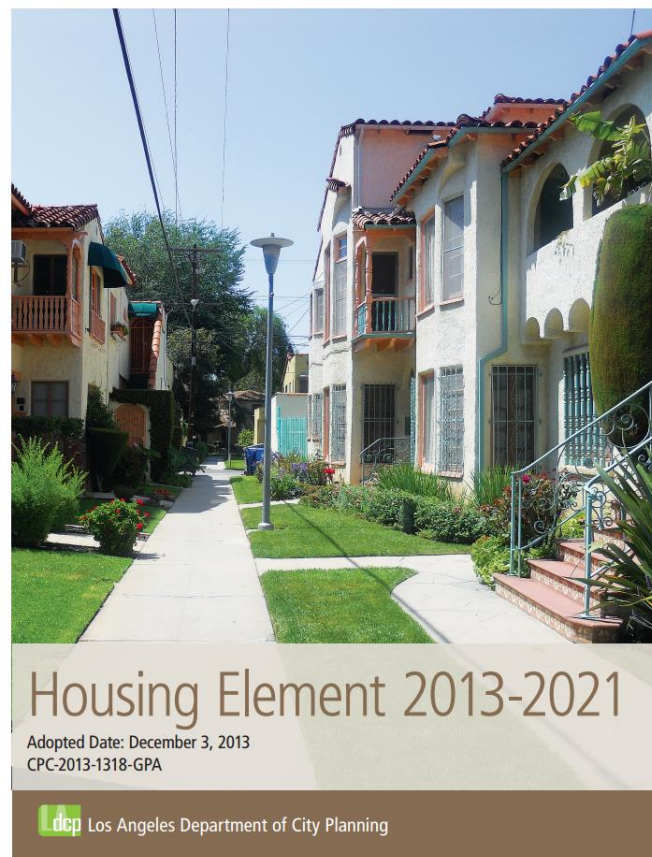
Adopted Date: December 3, 2013
CPC-2013-1318-GPA



Los Angeles Department of City Planning



PLANNING 101



Chapter 6 Housing Goals, Objectives, Policies and Programs

Housing Element 2013-2021

Goal 1: Housing Production and Preservation

Provision of an adequate supply of both rental and ownership housing for all income levels is paramount to minimizing housing problems such as overcrowding and overpayment that are common in the City. As Los Angeles is renter-dominated, programs to assure an adequate supply of rental housing are needed in addition to helping to facilitate ownership where possible. Due to the advanced age of the City's housing stock, programs to address building conditions will facilitate the upkeep of housing for the benefit of resident health. In addition, current and future City households comprise a diverse set of needs that can only be met by providing a wide variety of housing types. Serving City residents also requires that housing options be equitably distributed across the City to promote access to job opportunities and services. As such, in order to meet this goal, the following City policies and programs provide mechanisms to minimize barriers and provide financial incentives where possible to promote the production and preservation of a diverse, safe, healthy and affordable housing stock.

Objective 1.1

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

Policies:

- 1.1.1 Expand affordable home ownership opportunities and support current homeowners in retaining their homeowner status.
- 1.1.2 Expand affordable rental housing for all income groups that need assistance.
- 1.1.3 Facilitate new construction and preservation of a range of different housing types that address the particular needs of the city's households.
- 1.1.4 Expand opportunities for residential development, particularly in designated Centers, Transit Oriented Districts and along Mixed-Use Boulevards.
- 1.1.5 Develop financial resources for new construction of affordable housing.
- 1.1.6 Facilitate innovative models that reduce the costs of housing production.
- 1.1.7 Strengthen the capacity of the development community to develop affordable housing.

6-6 Adopted December 3, 2013

Los Angeles Department of City Planning

Goal



Policy



Program

**Where are the laws?
How is this enforced or
implemented?**



Goal: New Housing Opportunities

Policy: Expand affordable homeownership opportunities, and support current homeownership in retaining homeowner status

Program: Adopt new regulations to facilitate new homeownership opportunities

Goal



Policy



Program

PLANNING 101

ORDINANCE NO. 176354

An ordinance amending Sections 12.03, 12.09, 12.12.1, 12.21 and 12.22 of the Los Angeles Municipal Code to permit detached for-sale small lot subdivisions in commercial and multifamily residential zones.

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

Section 1. Section 12.03 of the Los Angeles Municipal Code is amended by revising the definition of "lot" to read:

LOT. A parcel of land occupied or to be occupied by a use, building or unit group of buildings and accessory buildings and uses, together with the yards, open spaces, lot width and lot area as are required by this chapter and fronting for a distance of at least 20 feet upon a street as defined here, or upon a private street as defined in Article 8 of this chapter. The width of an access-strip portion of a lot shall not be less than 20 feet at any point. In a residential planned development or an approved small lot subdivision a lot need have only the street frontage or access as is provided on the recorded subdivision tract or parcel map for the development.

Sec. 2. Subdivision 3 of Subsection A of Section 12.09 of the Los Angeles Municipal Code is amended to read:

3. Apartment houses, boarding or rooming houses, dwelling units in a small lot subdivision, or multiple dwellings on lots having a side lot line adjoining a lot in a commercial or industrial zone, provided that:

(a) The use, including the accessory buildings and uses and required yards, does not extend more than 65 feet from the boundary of the less restrictive zone which it adjoins; and

(b) The lot area per dwelling unit or guest room regulations of the RD1.5 zone shall apply to these uses.

Sec. 3. Subsection A of Section 12.12.1 is amended by adding a new subdivision 8 to read.

8. Dwelling unit or units constructed on a lot in a small lot subdivision and approved by the Advisory Agency, pursuant to Article 7 of this Chapter in conformity with the provision of 12.22 C 27 of this Code.

SMALL LOT



DESIGN GUIDELINES



PLANNING 101



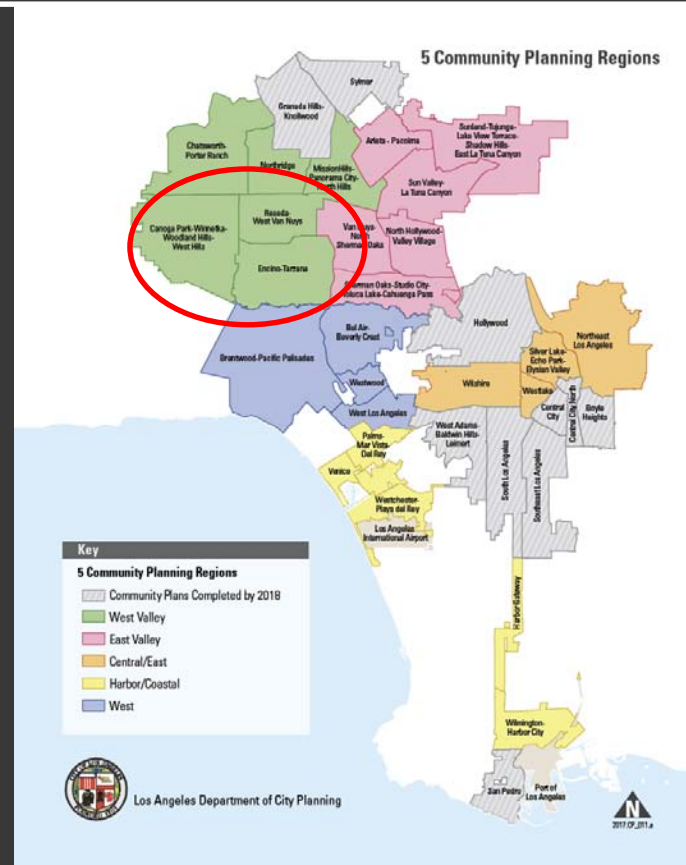
Land Use Element = 35 Community Plans

- Administrative boundaries
- Exist since 1960s
- Ongoing Update Program

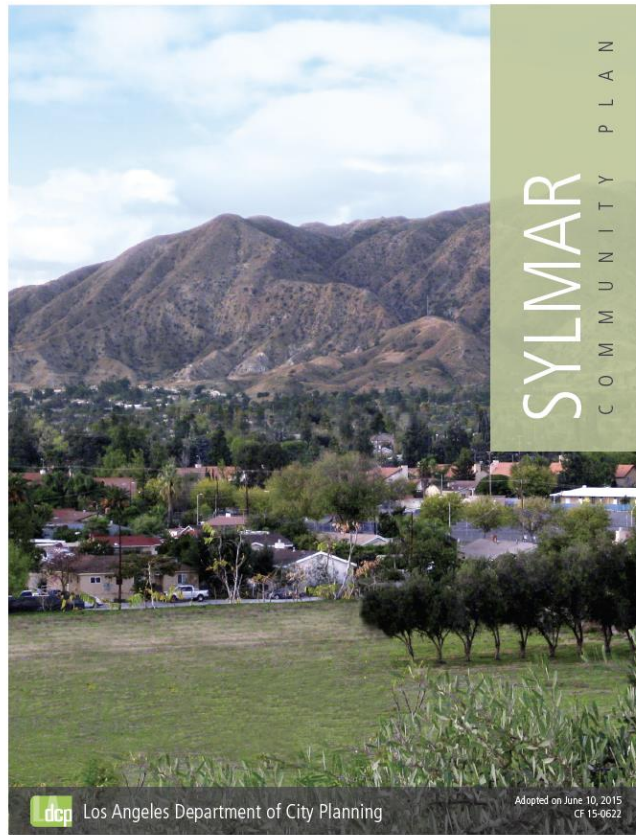
Regional Teams

Groupings of 3-4 Community Plans

- Unified Outreach Effort
- Single Environmental Impact Report
- Comprehensive Staffing



PLANNING 101



Sylmar Community Plan **Chapter 3** Land Use & Urban Design

All Residential Areas



Residential neighborhoods in Sylmar consist largely of single-family homes that boast large landscaped setbacks and mature shade trees along the public right-of-way.



This pocket park provides opportunities for open space, playground and picnic areas, trails, and walkways and offer a significant option for regular physical activity for residents.

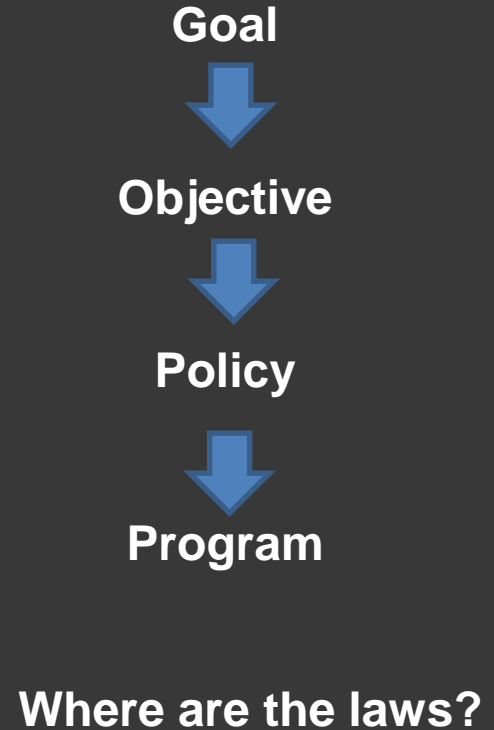
The goals and policies in this section reflect the community's vision to preserve the low-density, single-family, equestrian-oriented neighborhoods that provide quality residential environments, while providing new housing opportunities that enhance existing residential neighborhoods, complement the surrounding environment, and provide residential amenities. Each of the community-specific design guidelines in this section and the Residential Citywide Design Guidelines should be considered, although not all will be appropriate in every case, as each project will require a unique approach. However, to achieve the goal of excellence in new design, projects should incorporate these design guidelines to the maximum extent feasible, in order to meet the intent of this Community Plan.

Goal LU1: Complete, livable and quality neighborhoods throughout Sylmar that provide a variety of housing types, densities, forms and design, and a mix of uses and services that support the needs of residents.

Policies

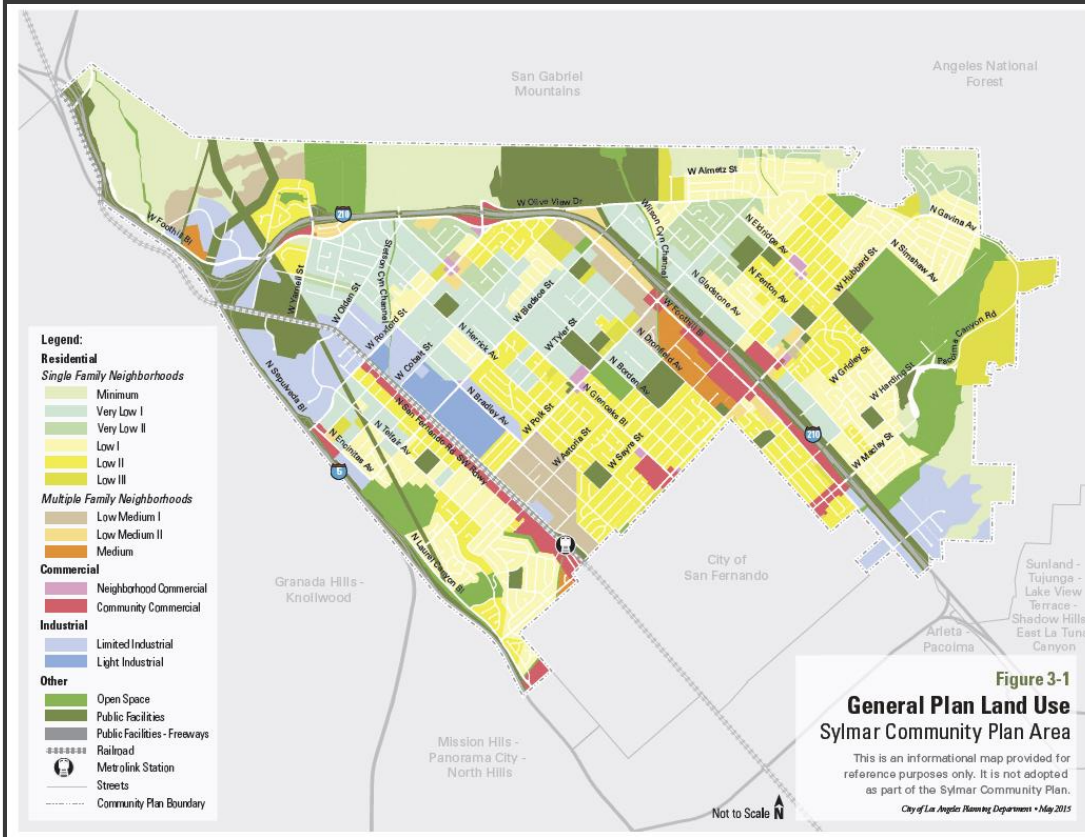
- LU1.1. Choice in Type, Quality, and Location of Housing.** Provide a variety of housing types that accommodates households of all sizes and for all persons regardless of income, age, ethnic background, and physical needs throughout Sylmar's residential neighborhoods and in targeted mixed-use areas.
- LU1.2. Existing Housing Stock.** Minimize the loss of good quality, affordable housing and encourage the replacement of demolished housing stock with new affordable housing opportunities. Minimize displacement of residents when building new housing.
- LU1.3. Recreational Amenities.** Incorporate amenities for residents, such as on-site recreational facilities, passive open spaces, and community gardens which promote physical activity, fitness, and health.
- LU1.4. Land Lease Communities.** Preserve existing and support new land lease communities, such as mobile home parks and manufactured housing. Encourage the rehabilitation and modernization of aging and substandard land lease communities, while addressing the displacement of residents.
- LU1.5. Affordability.** Promote the use of existing citywide programs to increase rental and housing ownership opportunities, such as small lot subdivisions, when and where appropriate, and density bonuses in exchange for affordable housing set asides.
- LU1.6. Multiple Housing.** Direct multi-family housing growth to neighborhoods designated as Low Medium and Medium Residential.

Adopted on June 10, 2015 3-13

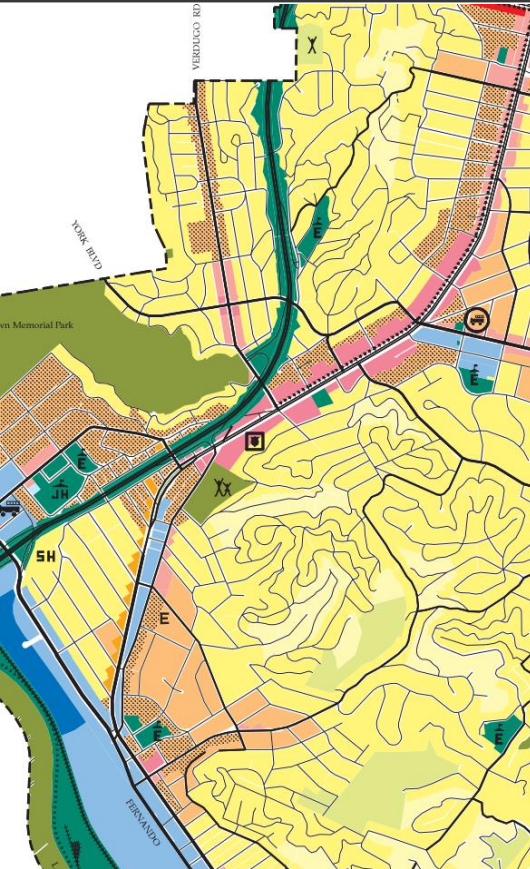


Community Plan Land Use Map

- Each property given a land use designation
- Each land use designation has corresponding zones
- Land Use Map also has footnotes
- Everything on the map is binding



PLANNING 101



LAND USE

RESIDENTIAL

LOW DENSITY

	MINIMUM
	VERY LOW
	LOW

CORRESPONDING¹⁴ ZONES

OS, A1, A2, RE40
RE20, RA, RE15, RE11
RE9, RS, R1, RU, RD6, RD5

MULTIPLE FAMILY

	LOW MEDIUM I
	LOW MEDIUM II
	MEDIUM

CORRESPONDING¹⁴ ZONES

R2, RD3, RD4, RZ3, RZ4, RU
RD1.5, RD2, RW2, RZ2.5
R3

COMMERCIAL

	GENERAL ⁶
	NEIGHBORHOOD ⁶
	COMMUNITY ⁶

C1, CR, C1.5, C2, C4, P ^{6,7} , RAS3
C1, C1.5, P ^{4,5} , C2, C4, RAS3
CR, C2, C4, P, PB, ¹ RAS3

INDUSTRIAL

	COMMERCIAL ⁶ MANUFACTURING
	LIMITED ⁶
	LIGHT ⁶
	HEAVY ⁶
	HYBRID INDUSTRIAL

CM, P
CM, M1, MR1, P
M2, MR2, P
M3, P
HI, CM, P

OPEN SPACE, PUBLIC FACILITIES

	OPEN SPACE
	PUBLIC FACILITIES ¹²

OS, A1
PF

Each Land Use Designation allows for a certain range of zones.

Only one zone is applied at a time.

Generally, projects that comply with the zone, also comply with the Community Plan.

Some projects may request zone changes, but still comply with the Community Plan.

Requesting a zone that does not correspond, would require amending the Community Plan.



By-Right Development

If someone wants to build a house on a residentially zoned lot, and the house meets all of the zoning requirements, is any other consideration needed?

Ministerial Review



By-Right Development

If someone wants to open a restaurant on a C2-1VL lot, is any other consideration needed?

Ministerial Review

What if the restaurant will serve alcohol?

Conditional Use =
Discretionary Review



PLANNING 101

SEC. 12.08. "R1" ONE-FAMILY ZONE.

The following regulations shall apply in the "R1" One-Family Zone:

A. Use. No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged or maintained except for the following uses, and when a "Supplemental Use District" is created by the provisions of [Article 3](#) of this chapter, for such uses as may be permitted therein:

1. One-family dwelling
2. Parks, playgrounds or community centers, owned and operated by a governmental agency.
3. (Amended by Ord. No. 181,188, Eff. 7/18/10.) Truck gardening, the keeping of equines, poultry, rabbits and chinchillas in conjunction with the residential use of the lot, provided that:
 - (a) Such animal keeping is not for commercial purposes.
 - (b) The keeping of equines shall be permitted only on lots having an area of 20,000 square feet or more. Where equines are being kept, the number of such animals being kept shall not exceed one for each 5,000 square feet of lot area.
4. Two-family dwellings on lots having a side lot line adjoining a lot in a commercial or industrial zone, provided that: (Amended by Ord. No. 171,427, Eff. 1/4/97, Oper. 3/5/97.)
 - (a) The lot on which the use is located does not extend more than 65 feet from the boundary of the less restrictive zone which it adjoins, and
 - (b) There is a minimum lot area of 5,000 square feet for each two-family dwelling.
5. (Deleted by Ord. No. 171,687, Eff. 8/19/97.)
6. Conditional uses enumerated in Sec. 12.24 when the location is approved pursuant to the provisions of said section. (Amended by Ord. No. 117,450, Eff. 12/18/60.)
7. Accessory buildings, including private garages, accessory living quarters, servant's quarters, recreation rooms, or private stables, provided that:
 - (a) No accessory living quarters nor servant's quarters are located or maintained on a lot having an area less than 10,000 square feet;
 - (b) No stable is located or maintained on a lot having an area of less than 20,000 square feet and its capacity does not exceed one equine for each 5,000 square feet of lot area. (Amended by Ord. No. 157,144, Eff. 11/22/82.)



PLANNING 101



R1-1VL

Zone:

Allowed uses such as commercial, residential, industrial, etc.

R1 allows single-family houses.

Height District:

Maximum building height, maximum floor area ratio.

HD1 allows 0.45:1 FAR, and 28 feet in height on R1 lots.

PLANNING 101



C2-1VL

Zone:

Allowed uses such as commercial, residential, industrial, etc.

C2 allows commercial & residential uses.

Height District:

Maximum building height, maximum floor area ratio.

HD1VL allows 1.5:1 FAR, and 45 feet in height on C2 lots.

PLANNING 101

All Commercial Areas

The goals and policies in this section reflect the community's vision to preserve existing commercial land to ensure an adequate level of goods and services are provided throughout Sylmar. It is also the intent of these goals and policies to promote high-quality commercial development. Each of the Commercial Citywide Design Guidelines should be considered, although not all will be appropriate in every case, as each project will require a unique approach. However, to achieve the goal of excellence in new design, projects should incorporate these guidelines to the maximum extent feasible, in order to meet the intent of the Community Plan.

Goal LU12. Strong and competitive commercial areas that serve the community with a wide range of goods and services, support the local businesses and economy, and provide employment opportunities and revenue to the City.

LU12.1. **Commercial Preservation.** Protect areas designated and zoned for commercial use so that commercial development and reinvestment is encouraged and the community maintains and increases its employment base. Strongly discourage new residential-only development in commercially designated and zoned areas.

LU12.2. **Commercial Development.** Locate new commercial uses within existing established commercial areas. Accommodate larger projects within Community Centers and near the Sylmar/San Fernando Metrolink Station to minimize impact on residential neighborhoods and help retain the existing community fabric.

LU12.3. **Lot Consolidations.** Consolidate and deepen shallow commercial areas in a manner that is compatible with prevailing urban form as a means to stimulate existing businesses and create feasible opportunities for new development that is appropriate in terms of scale and character.

LU12.4. **Equestrian-Related Services.** Encourage uses which serve the equestrian community, such as equine feed stores and veterinary clinics, to locate within Sylmar.

LU12.5. **Auto-Related Uses and Services.** Allow for the development of new auto-related uses and services, such as gasoline stations, drive-thru establishments, automobile sales and repair, and storage facilities in specific designated Community Commercial land located near the freeways on- and off-ramps. Expansions and modifications of existing auto-related uses are required to be designed to achieve a high-quality architectural and landscape character.



C1
C1.5
C2
C4

How do we implement nuanced Community Plan goals, with limited zoning tools?

PLANNING 101

Historic Core HC1, HC2, HC3, HC4

Sec. 1.2.3. Lots, Building Placement and Mass

A. Lot Criteria

B. Building Placement

C. Bulk and Mass

D. Activation

Lot Requirements

- Lot area for new lots (sq ft): 2,500 SF
- Lot width for new lots (feet): 25'
- Lot frontage (feet): 100'
- Building coverage (max): 100%
- Outdoor amenity space (max): 20%

Build-to-Range

- A street building range (max/min): 0' / 0'
- % of lot width occupied by building facade in B street building range (max): 95%
- % of lot width occupied by building facade in C street building range (max): 95%

Side and Rear Building Setbacks

- Side or rear setback (max): 0'
- Side or rear abutting alley (max): 0'
- Fronting Setbacks:
 - A street (max): 40'
 - B street (max): 25'

Building Height

Building Height	Min	Max
HC1	4 stories	12 stories
HC2	8 stories	20 stories
HC3	8 stories	20 stories
HC4	8 stories	20 stories

Upper Story Setbacks

- Upper story setback at B street from interior lot line (max): 10'
- Upper story setback at C street from interior lot line (max): 10'
- Upper story setback at D street from interior lot line (max): 10'

Building Mass

- Street-facing facade length (max):
 - HC1: 100'
 - HC2, HC3, HC4: 200'
- Floor area ratio, base/total (max):
 - HC1, HC2: 6.0/10.0
 - HC3, HC4: 6.0/10.0

Sec. 1.4.1. Frontages

Sec. 1.4.1.1. Frontage

Sec. 1.4.2. Line/Work

Sec. 1.4.2.1. Line/Work

Sec. 1.4.2.2. Line/Work

Sec. 1.4.2.3. Line/Work

Sec. 1.4.2.4. Line/Work

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Sec. 1.4.2.8. Line/Work

Sec. 1.4.2.9. Line/Work

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Sec. 1.4.2.88. Line/Work

Sec. 1.4.2.89. Line/Work

Sec. 1.4.2.90. Line/Work

Sec. 1.4.2.91. Line/Work

Sec. 1.4.2.92. Line/Work

Sec. 1.4.2.93. Line/Work

Sec. 1.4.2.94. Line/Work

Sec. 1.4.2.95. Line/Work

Sec. 1.4.2.96. Line/Work

Sec. 1.4.2.97. Line/Work

Sec. 1.4.2.98. Line/Work

Sec. 1.4.2.99. Line/Work

Sec. 1.4.2.100. Line/Work

re:codeLA (New Zoning Code)

More nuanced and varied zones to meet our many General Plan/Community Plan goals

Process underway, complete in 2019

Single-family zones already complete

R1 VARIATION ZONES GUIDE

The R1 Variation Zones regulate form and scale, not architectural style. Any design that fits within the maximum building envelope and conforms to all other requirements can be permitted.

R1V (R1V1 | R1V2 | R1V3 | R1V4)
Variable-Mass Variation

CHARACTERISTICS

- Offers the most flexible building envelope of the new variations.
- The location of bulk is not regulated and the taller building mass may be placed anywhere within the maximum building envelope.
- Especially suitable for neighborhoods that have varying architectural styles or neighborhoods with a mix of older and newer homes.

R1F (R1F1 | R1F2 | R1F3 | R1F4)
Front-Mass Variation

CHARACTERISTICS

- Confines bulk within a front-loaded maximum building envelope that allows a taller building mass toward the front of the lot and requires shorter massing at the rear.
- Creates more light and air at the rear of the lot.
- Especially suitable for neighborhoods in which the taller building mass has historically been located near the street.

R1R (R1R1 | R1R2 | R1R3 | R1R4)
Rear-Mass Variation

CHARACTERISTICS

- Confines bulk within a rear-loaded maximum building envelope that allows a taller building mass toward the rear of the lot and requires shorter massing at the front.
- Encourages a one-story feel along the street.
- Especially suitable for neighborhoods in which home additions are located at the rear in order to maintain the look of the original buildings.

R1H (R1H1 | R1H2 | R1H3 | R1H4)
Hillside Variation

CHARACTERISTICS

- Offers a flexible building envelope for properties in hillside areas.
- The location of bulk is not regulated and the taller building mass may be placed anywhere within the maximum building envelope.
- Especially suitable for hillside neighborhoods that wish to select a scale (RFAR range) compatible with existing homes in the area.

Scale Designation and Maximum Residential Floor Area Ratio (RFAR)

The R1 Variation Zones are further differentiated by scale from larger (1) to smaller (4). This final number designates the allowed Residential Floor Area Ratio (RFAR) and height. For each scale category, the RFAR is a range that varies based on lot size, with a higher floor area ratio available to smaller lots. The allowed height also varies based on the selected form and scale.

LOT SIZE	1	2	3	4	MAX. LOT COVERAGE
Up to 4,000 SF	.45	.55	.45	.40	50%
4,001 to 7,000 SF	.43	.53	.43	.38	48%
7,001 to 8,000 SF	.41	.51	.41	.36	46%
8,001 to 9,000 SF	.39	.49	.39	.34	44%
9,001 to 10,000 SF	.37	.47	.37	.32	42%
Over 10,000 SF	.35	.45	.35	.30	40%



Specific Plans

Tailored Regulations Project Review



Granada Hills Specific Plan

Exhibit A
Specific Plan Areas

Section 7.

LANDSCAPING, SETBACKS, AND SCREENING.

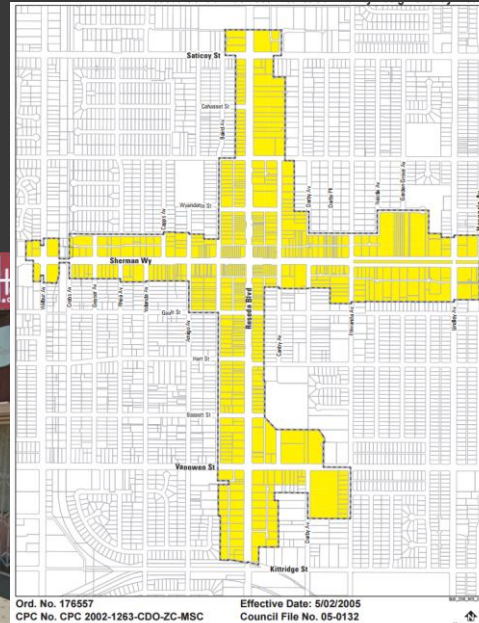
A. All Sectors. The following requirements shall apply to all Projects in all sectors in the Specific Plan area, except change-of-use permits and sign permits:

1. Landscaping.
 - a. Landscape plans shall be submitted with the Project Permit Compliance and Design Review applications and shall demonstrate compliance with all applicable landscape requirements in this Section and the Design Guidelines and Design Elements for Buildings and Landscaping (Appendix A).
 - i. For all Projects, except Minor Additions, the required plan shall include a complete landscape, irrigation, and planting plan and shall include a plant legend keyed to the plan using symbols and listing the quantity, botanical name, common name, size at planting, size at maturity, and time to maturity of all proposed plantings. The plans shall identify fencing, gates, pool, mechanical equipment enclosures, stairs, patios, and all other exterior structures.
 - ii. For Minor Additions, the required landscape plan shall include, at minimum, a planting plan.
- b. All entry way, setbacks (front, rear and side), and surface parking lots shall be landscaped, as feasible and appropriate.
- c. Landscaping shall include, as feasible and appropriate, shrubbery and flowering plants, trees, including shade trees, ground cover, and vine pockets with vines. All vegetation shall be maintained in a first-class condition at all times so as to present a healthy, neat and orderly appearance and kept free from refuse, debris, and weeds. Landscaping shall be equipped with automatic sprinkling or drip irrigation systems designed to conserve water.
- d. A minimum of 50% of all landscaped setbacks, excluding driveways and walkways, shall be covered by vegetation, with the remaining setback landscaped with permeable softscape materials such as decomposed granite, gravel, and/or rocks.
- e. All required trees must be at least 24-inch box size or larger, at least 10 feet in height, 2 inches in trunk diameter, and with a crown spread of at least 5 feet. All trees shall be in a healthy growing condition. Root-bound trees are prohibited.

6

Community Design Overlays

Design Guidelines Project Review



Ord. No. 176557
CPC No. CPC 2002-1263-CDO-ZC-MSC

Effective Date: 5/02/2005
Council File No. 05-0132



- J. **Security**
Guideline 10: Use alternatives to exterior security grills to provide for security and avoid portraying a negative image about the safety and appeal of the area.

Standard 10: Interior security grills/bars shall recess completely into pockets that completely conceal the grills when it is retracted. (See Figure 3)

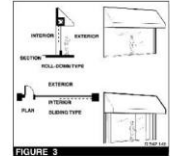


FIGURE 3

- K. **Sign Limitations**
Guideline 11: Limit the proliferation of signs to strengthen the quality of the visual environment.

Standard 11a: Banner Signs shall be prohibited except as temporary commercial signs used to advertise a grand opening or change of business or except as banners attached to light standards used to promote noncommercial artistic purposes or the activities of nonprofit or governmental agencies.

Standard 11b: One (1) commercial banner sign not to exceed 24 square feet shall be issued per business for a period not to exceed thirty (30) days. Banners shall be temporarily affixed to a building wall.

—City of Los Angeles Department of Planning, CDD—

Historic Preservation Overlay Zones

Tailored Regulations Project Review



7.2 Setting - Landscaping, Fences, Walls, Walks, and Open Space

The site design of an historic structure is an essential part of its character. This design includes the streetscape in which the site is set, setbacks, drives, walks, retaining walls, the way a structure sits on its lot in relation to other structures and the street, and other landscaping elements. While many of the historic structures in the HPOZ may have lost some of these characteristics over time, certain common characteristics remain which help to define the character of these historic areas and the structures within them.

Balboa Highlands houses are situated on their lots with setbacks that vary from 15 to 20 feet based upon site topography. Most lots are configured with double-wide driveways and a separate pedestrian pathway or steps. Houses have either double-bay garages or single bay garages with an accompanying carport. Slant-roof houses provide a entranceway and door at the front facade-line, while other houses recess the front entrance behind an atrium/carport area. Most lots are hilly and front yards incorporate modest concrete block retaining walls designed to match concrete block used on house facades. Sparse front lawns are rare, as a mix of plantings are better suited to the terrain. Front yards, however, always remain open as fences are not present.

Guidelines

1. Mature trees should be retained whenever possible, or alternately replaced with in-kind materials.
2. Historic topographic features should be preserved whenever possible. Leveling a lot that was traditionally characterized by a varying topography is generally not appropriate.
3. Front walks should be poured concrete with simple scoring or other simple materials. Brick, terrazzo and other overly-decorative materials can distract from the appearance of the original houses.
4. If historic concrete block retaining walls, pathways, stairs or fences exist, they should be rehabilitated or preserved in place. If they must be removed, they should be replaced in kind. If reinforcement is necessary, finish materials should match the original in materials and design.
5. New or replacement retaining walls should be constructed using square concrete block, matching those found in the original development or other similar materials.
6. Front yard fencing or free-standing walls are not appropriate.
7. Rear yard fencing or walls may be appropriate and should be comprised of simple materials that complement materials found on the house.



Recessed poured concrete steps with a railing to be an appropriate front walk on an older house.



Original concrete retaining walls use blocks that were never finished during a lifetime. This new wall has been designed to match original.



Native and domestic landscaping are quite appropriate and well suited to the HPOZ's sunny habitat.

Community Plan Implementation Overlay Districts

Pedestrian Oriented Districts

Equine “K” Districts

Residential Floor Area Districts

Commercial Artcraft Districts

Streetscape Plans

...



By-Right Development

If someone wants to build a house on a residentially zoned lot, and the house meets all of the zoning requirements, but is in an HPOZ, is any other consideration needed?

Discretionary Review



Application Filed with City Planning Review & Issue Determination

- Findings
- Conditions

Notification of Determination

15 Day Appeal Period

Appeals Heard by Area Planning Commission

Adjustments

Exceptions



[Q]C2-1VL-CDO

Qualified
Condition:
Special restrictions
to applied zoning

Zone:
Allowed uses such
as commercial,
residential,
industrial, etc.

Height District:
Maximum building
height, maximum
floor area ratio

Supplemental Use
District:
Special rules such
as historic district,
Community Design
Overlay, etc.



The Big Picture

Entitlement Case Types & Decision Makers

Director (DIR)

Site Plan Review (SPR), Density Bonus (DB), Coastal Development Permits (CDP), Project Permit Compliance

Zoning Administrator (ZA)

Adjustments (ZAA), Determinations (ZAD), Interpretations (ZAI), Variances (ZV), Conditional Use Permits (CUP; CUB), Appeals

Advisory Agency (AA)

Subdivision Maps (TT), Parcel Maps (PMLA), Parcel Map Exceptions (PMEX)

**Area Planning Commission (APC)
City Planning Commission (CPC)**

Recommend: Zone Changes (ZC), General Plan Amendments (GPA); Conditional Use, Site Plan Review, Appeals

City Council - Legislative

Zone Changes (ZC), General Plan Amendments (GPA); Appeals

The Big Picture

Entitlement Case Types & Decision Makers

Decoding case number conventions...

Decisionmaker

Year

Sequential numbering

Entitlements

Appeal

DIR-2015-2554-SPR-DB-1A

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[close]

SEARCH BY:

Address

Street Intersection

Assessor Parcel No.

PIN Number

Legal Description

MapSheet

Case Number

Community Plan Area

Council District

Neighborhood Council

SEARCH BY ADDRESS:

To search by property address, enter its house number in the first field and enter its street name in the second field below. Click GO when ready. Alternatively, you can click on the menu items on the left to search by other methods such as Street Intersection, Assessor Parcel Number, Council District, etc.

House Number:

16660

Example: Enter '14400'

Street Name:

chatsworth

Note: Do not use prefixes or suffixes

Example: For W Van Nuys Blvd, enter 'van nuys'

Click "GO" to start the search:

GO

☐ Display resulting parcel in a new popup for comparison?

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Search

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6660 W CHATSWORTH ST

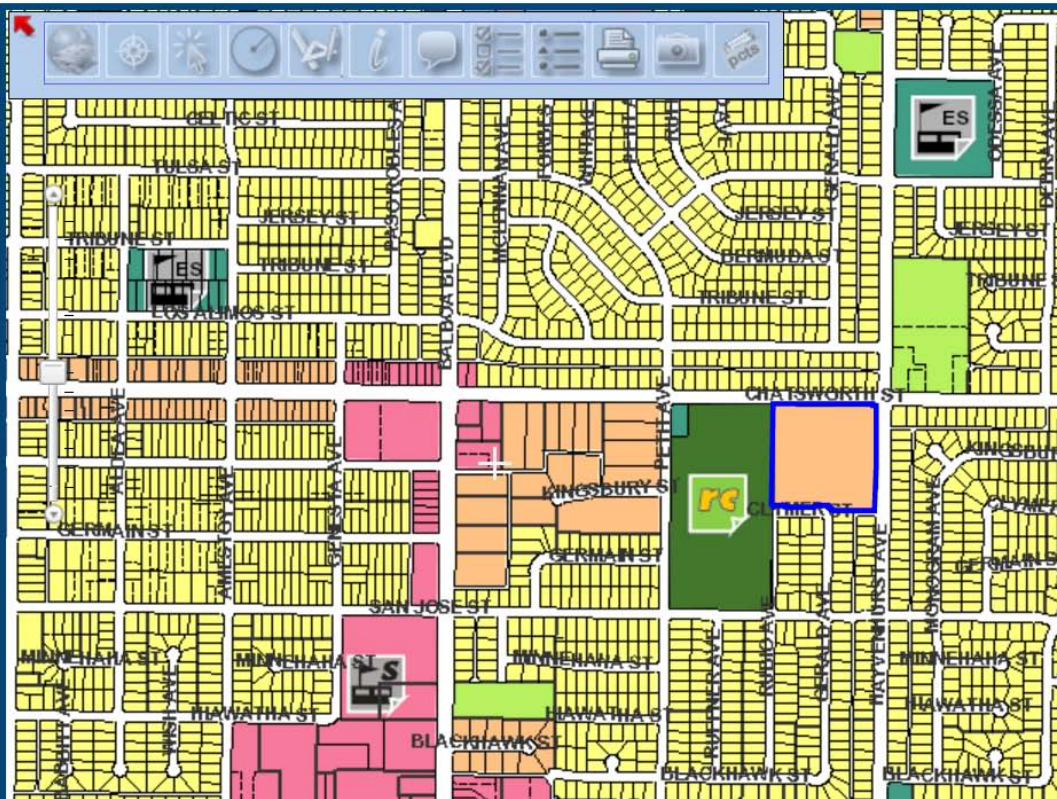
Font: A A A

+/-



Address/Legal

Address	16660 W CHATSWORTH ST
Address	16652 W CHATSWORTH ST
Address	16644 W CHATSWORTH ST
Address	16638 W CHATSWORTH ST
Address	16630 W CHATSWORTH ST
Address	16624 W CHATSWORTH ST
Address	16618 W CHATSWORTH ST
Address	16610 W CHATSWORTH ST
Address	16612 W CHATSWORTH ST
Address	16600 W CHATSWORTH ST
Address	10655 N HAYVENHURST AVE
Address	10649 N HAYVENHURST AVE
Address	10643 N HAYVENHURST AVE
Address	10637 N HAYVENHURST AVE
Address	10633 N HAYVENHURST AVE
Address	10631 N HAYVENHURST AVE
Address	10625 N HAYVENHURST AVE
Address	10619 N HAYVENHURST AVE
Address	10615 N HAYVENHURST AVE
Address	10613 N HAYVENHURST AVE
Address	10609 N HAYVENHURST AVE
Address	10605 N HAYVENHURST AVE
Address	16649 W CLYMER ST
Address	16655 W CLYMER ST
Address	16641 W CLYMER ST
Address	16635 W CLYMER ST
Address	10601 N HAYVENHURST AVE
Address	16631 W CLYMER ST
Code	91344
Number	207B137 441
Parcel Area (Calculated)	395,354.3 (sq ft)
Thomas Brothers Grid	PAGE 501 - GRID D3
Assessor Parcel No. (APN)	2684002014
Text	TP 30993



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Search	
16660 W CHATSWORTH ST	Font: A A A +/-
▶ Address/Legal	
▼ Jurisdictional	
Community Plan Area	Granada Hills - Knollwood
Area Planning Commission	North Valley
Neighborhood Council	Granada Hills South
Council District	CD 12 - Mitchell Englander
Census Tract #	1114.00
LADBS District Office	Van Nuys
Building Permit Info	View
▼ Planning and Zoning	
Special Notes	None
Zoning	RD2-1
Zoning Information (ZI)	ZI-2438 Equine Keeping in the City of Los Angeles
General Plan Land Use	Low Medium II Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Historic Preservation Review	No
HistoricPlacesLA	View
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
District	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Ellis Act Property	No
Rent Stabilization Ordinance (RSO)	No
CRA - Community	None

▼ Case Numbers	
Recent Activity	None
City Planning Commission	CPC-9830
City Planning Commission	CPC-22167
City Planning Commission	CPC-20897
City Planning Commission	CPC-2006-5568-CPU
City Planning Commission	CPC-14785
Ordinance	ORD-183955-SA1820
Ordinance	ORD-106825
Ordinance	ORD-100144
Zoning Administration	ZA-8457
Zoning Administration	ZA-17114
Zoning Administration	ZA-15317
Zoning Administration	ZA-14410
Environmental	ENV-2006-5623-EIR
Compact Filled Ground	CFG-1500
▶ Citywide/Code Amendment Cases	
▼ Additional	
Airport Hazard	370' Height Limit Above Elevation 790
Coastal Zone	None
Farmland	Urban and Built-up Land
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	YES
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None
▼ Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	2.39905032
Nearest Fault (Name)	Northridge
Region	Los Angeles Blind Thrusts

▼ Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	2.39905032
Nearest Fault (Name)	Northridge
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.50000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	22.00000000
Rupture Top	5.00000000
Rupture Bottom	20.00000000
Dip Angle (degrees)	42.00000000
Maximum Magnitude	7.00000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
▼ Economic Development Areas	
Business Improvement District	None
Promise Zone	No
Renewal Community	No
Revitalization Zone	Valley
State Enterprise Zone	None
Targeted Neighborhood Initiative	None
▼ Public Safety	
Police Information	
Bureau	Valley
Division / Station	Devonshire
Reporting District	1747
Fire Information	
Bureau	Valley
Batallion	15
District / Fire Station	87
Red Flag Restricted Parking	No



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Search

16660 W CHATSWORTH ST

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▶ Address/Legal

▶ Jurisdictional

▶ Planning and Zoning

▶ Assessor

▼ Case Numbers

Recent Activity	None
City Planning Commission	CPC-9830
City Planning Commission	CPC-22167
City Planning Commission	CPC-20897
City Planning Commission	CPC-2006-5568-CPU
City Planning Commission	CPC-14785
Ordinance	ORD-183955-SA1820
Ordinance	ORD-106825
Ordinance	ORD-100144
Zoning Administration	ZA-8457
Zoning Administration	ZA-17114
Zoning Administration	ZA-15317
Zoning Administration	ZA-14410
Environmental	ENV-2006-5623-EIR
Compact Filled Ground	CFG-1500

▶ Citywide/Code Amendment Cases

▶ Additional

▶ Seismic Hazards

▶ Economic Development Areas

▶ Public Safety

ORDINANCE NO. 183955

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

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

SECTION 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones and zone boundaries shown upon portions of the zone map attached thereto and made a part of Article 2, Chapter 1, of the Los Angeles Municipal Code, so that such portions of the zoning map shall set forth the zones and height districts as they are set forth on the zone maps and the Table for Section 2 attached hereto and incorporated herein by this reference.

SECTION 2. The intent of this Ordinance is to change the zones and height districts of property as part of the City's New Community Plan Program. Because of the numerous parcels affected by this update in the Granada Hills-Knollwood Community Plan Area, the City Council has approved this form of ordinance which utilizes subarea designations, tables, and a map to establish the location of the affected properties and to make the necessary changes.

Each subarea listed in the attached Table for Section 2 is shown on the attached maps. References in the Table for Section 2 under the column "Existing Zone and Height District" are to the zoning classification and height district classification prior to the adoption of this ordinance and are for informational purposes only, to assist in the updating of the zone map.

In the Table for Section 2, the column "New Zone and/or Height District" sets forth the change of zone and/or height district effectuated by this ordinance.

If this ordinance effectuates a change of zone, height district, and/or "Q" Qualified Condition for a subarea, or a portion thereof, and if such a subarea, or portion thereof, is already subject to existing "Q" Qualified Conditions, then this ordinance shall control.

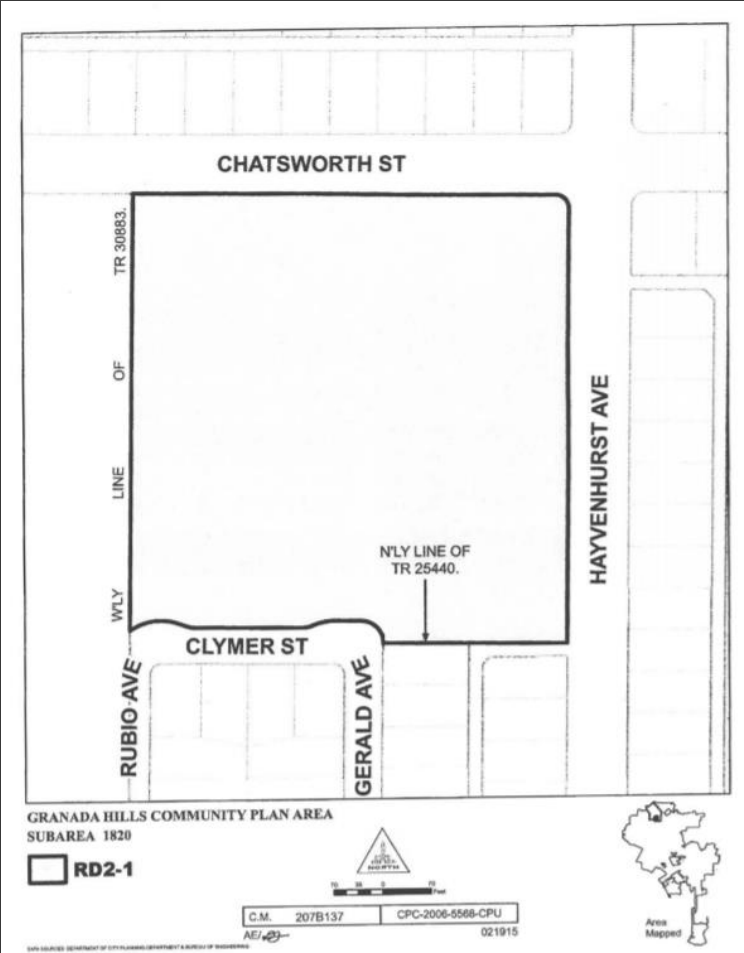
SECTION 3. Pursuant to Section 12.32 G of the Los Angeles Municipal Code, and any amendment thereto, the Table for Section 3 includes existing "Q" Qualified Conditions that will remain on existing properties.

October 2015

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Granada Hills-Knollwood New Community Plan
Table for Section II – Zone and Height District Changes

SUBAREA NO.	EXISTING ZONE AND HEIGHT DISTRICT	NEW ZONE AND/ OR HEIGHT DISTRICT
1820	A2-1	RD2-1



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19900 W PRAIRIE ST

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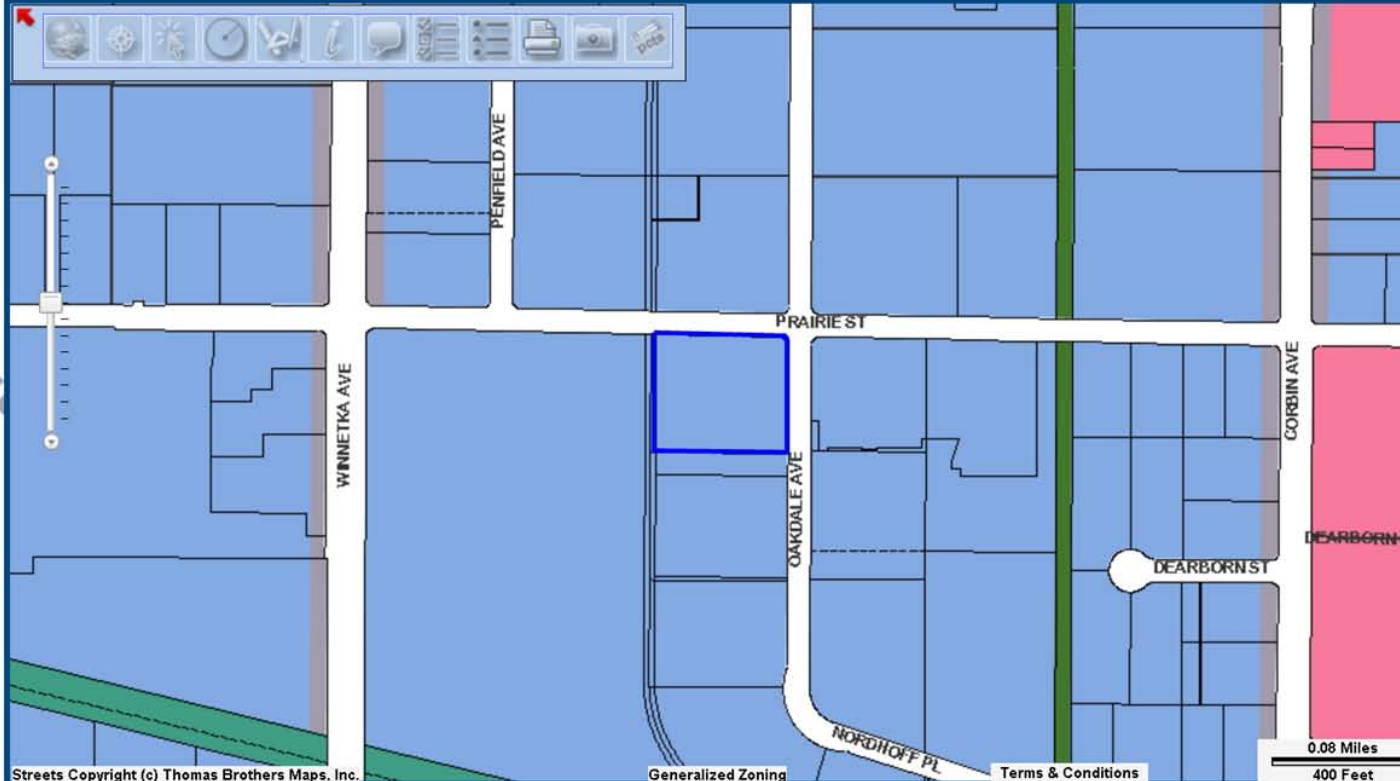
- ▶ Address/Legal
- ▶ Jurisdictional
- ▶ Planning and Zoning
- ▶ Assessor

▼ Case Numbers

Recent Activity	None
City Planning Commission	CPC-7587
City Planning Commission	CPC-4576
City Planning Commission	CPC-23879
Ordinance	ORD-144129
Ordinance	ORD-102641
Zoning Administration	ZA-2007-1063-ZV
Zoning Administration	ZA-1990-788-ZV
Zoning Administration	ZA-1990-615-ZV
Zoning Administration	ZA-1989-519-ZV
Zoning Administration	ZA-1988-67-ZV
Subdivision/PM Case	AA-2006-10151-PMEX
Environmental	ENV-2007-1064-CE
Environmental Case	MND-88-60-ZV
Environmental Case	MND-88-465-ZV
Affidavit	OB-15653
Affidavit	AFF-66238
Affidavit	AFF-64359
Affidavit	AF-09-0965201-COC
Compact Filled Ground	FG
Compact Filled Ground	CFG-1900

▶ Citywide/Code Amendment Cases

- ▶ Additional
- ▶ Seismic Hazards
- ▶ Economic Development Areas
- ▶ Public Safety



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Department of City Planning Case Summary & Documents

Los Angeles, CA
Fair
69.0 F
Winds: 5.8 mph
[City](#) / [County Traffic](#)

Case Number Ordinance Zoning Information CPC Cards

Case Number: Format: AA-YYYY-1234 Example: ZA-2011-3269 [Advanced Search Help](#)

Case Number: ZA-2007-1063-ZV
Case Filed On: 03/02/2007
Accepted for review on: 03/27/2007
Assigned Date: 06/26/2007
Staff Assigned: ALAN BELL
Hearing Waived / Date Waived : Yes / 06/01/2007
Hearing Location:
Hearing Date / Time: 0:00
ZA Action: APPROVED
ZA Action Date: 08/06/2007
End of Appeal Period: 08/20/2007
Appealed: No
BOE Reference Number:
Case on Hold?: No

Primary Address

Address	CNC	CD
9201 N OAKDALE AVE 91311	Chatsworth	12

[View All Addresses](#)

11 Case Documents found for Case Number: ZA-2007-1063-ZV

Type ↑	Scan Date	Signed	
Initial Actions (7)			
Conditions of Approval	07/15/2008	Yes	View
Determination Letter	09/19/2007		View
Floorplan	09/19/2007		View
Floorplan	07/15/2008	Yes	View
Site Plan	09/19/2007		View
Site Plan	07/15/2008	Yes	View
Title Sheet	07/15/2008	Yes	View
Approved Plans (4)			
Conditions of Approval	07/15/2008	Yes	View
Floorplan	07/15/2008	Yes	View

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MICHAEL LOGRANDE
CHIEF ZONING ADMINISTRATOR
ASSOCIATE ZONING ADMINISTRATORS

GARY BOOHER
PATRICIA BROWN
R. NICOLAS BROWN
SUE CHANG
ANIK CHARBON
LARRY FRIEDMAN
DANIEL GREEN
LOURDES GREEN
ERIC RITTER
MICHAEL S.Y. YOUNG

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

DEPARTMENT OF
CITY PLANNING
S. GAIL GOLDBERG, AICP
DIRECTOR

OFFICE OF
ZONING ADMINISTRATION
200 N. SPRING STREET, 7TH FLOOR
LOS ANGELES, CA 90012
(213) 978-1318
FAX: (213) 978-1334
www.lacity.org/PLN

August 6, 2007

Robert Brown (A)
University of West Los Angeles
1155 West Arbor Vitae Street
Inglewood, CA 90301

Anaheim Investors, LLC (O)
450 Newport Center Drive, Suite 304
Newport Beach, CA 92660

Marissa Aho (R)
Rosenheim & Associates, Inc.
21550 Oxnard Street, Suite 780
Woodland Hills, CA 91367

CASE NO. ZA 2007-1063(ZV)
ZONE VARIANCE
9201 North Oakdale Avenue
Chatsworth-Porter Ranch Planning Area
Zone : MR2-1
D. M. : 198B113
C. D. : 12
CEQA : ENV 2007-1064-CE
Fish and Game: Exempt
Legal Description: Lots 3-6, Tract 26561

Department of Building and Safety

Pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, I hereby APPROVE:

a variance from Section 12.18-B of the Code to permit the conversion of a portion of an existing building in the MR2-1 Zone into the administrative headquarters of a private university, to include ancillary offices and no more than four classrooms,

upon the following additional terms and conditions:

1. All height and area regulations of the Municipal Code and all other applicable ordinance/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.

What's in a Determination Letter?

Dates: Issuance and the appeal period

Project Proponents: Applicant, Owner, Rep.

Case Nos. Entitlement and Environmental

Jurisdictional Information: Zone, Land Use, Community Plan, Council District

Grant Clause: What was approved or denied

Conditions of Approval

Findings

Environmental Review

Lead Agency: Primary responsibility in applying and complying with CEQA

1) Determine whether the “project” warrants environmental review

Project: A discretionary action w/potential effects on environment

2) Conduct **Initial Study** – Appendices G and F

3) Determine type of environmental document:

- **Categorical Exemption:** Regulatory exclusion from CEQA
- **Statutory Exemption:** Legislative exclusion from CEQA
- **Negative Declarations:** No potential significant impacts
- **Mitigated Negative Declarations:** No potential significant impacts after application of mitigation
- **Environmental Impact Reports:** Potential significant impacts after application of mitigation

Environmental Review

Types of Environmental Documents

Categorical Exemption: Regulatory exclusion from CEQA

Examples:

- **Class 1 (Existing Facilities):** Operation, repair, maintenance, minor alteration of existing public or private structures.
- **Class 14 (Minor Additions to Schools):** minor additions to existing school within school grounds; cannot increase student capacity by more than 25%; allows portable classrooms.

Statutory Exemption: Legislative exclusion from CEQA

Examples:

- **Agency Actions:** Local actions implementing state rule or regulation
- **Emergency Actions:** Emergency repairs; projects to maintain, repair or restore highways
- **Sustainable Communities:** Transit priority project meeting requirements of density, mixed use, proximity to major transit stop and consistency with SCAG's Sustainable Communities Strategy.

Environmental Review

Types of Environmental Documents

Negative Declarations

Explains why a project will not have a significant effect on the environment.

Mitigated Negative Declarations

Must describe the mitigation measures included in the project to avoid potentially significant environmental effects.

Environmental Impact Reports

- Identifies areas where environmental impacts will occur
- Describes mitigation measures to avoid significant environmental effects
- Discloses areas where impacts are significant and avoidable despite mitigation

THANK YOU!



April 22, 2017

