

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

ENVIRONMENTAL ASSESSMENT FORM

EAF Case No.: _____ ZA Case No.: _____ CPC Case No.: _____
Council District No.: 2 Community Plan Area: Sunland-Tujunga-lake view terrace
PROJECT ADDRESS: 6435 LaTuna Cyn - shadow hill
Tujunga CA 91402
Major Cross Streets: LaTuna Cyn & Tujunga Cyn
Name of Applicant: mark Handel - mwt Development
Address: 22440 clarendon st. 2nd Floor Woodland Hills 91367
Telephone No.: 818-222-1945 Fax No.: 818-222-7202 E-mail: merking@mwtDevelopment.com

OWNER	APPLICANT'S REPRESENTATIVE (Other than Owner)
BY: <u>Snowball West Investment SLP</u>	Name: <u>mark Dierking</u> (Contact Person)
Name: <u>Michael A. Hoberman</u> <u>MEMBER OF GEN. PARTNER</u>	Name: _____
Address: <u>P.O. Box 573160, TARZANA 91357</u>	Address: <u>22440 Clarendon St. 2nd Fl</u> <u>91367</u>
Telephone No: <u>818-774-1340</u>	Telephone No: <u>818-222-1945</u>
Signature: <u>[Signature]</u>	Signature: <u>[Signature]</u> (Applicant's Representative)

The following Exhibits are required (3 copies of each exhibit and 3 Environmental Assessment Forms for projects in Coastal & S.M. Mtn. Zones): All Exhibits should reflect the entire project, not just the area in need of zone change, variance, or other entitlement.

NOTE: The exhibits are IN ADDITION TO those required for any case for which the Environmental Assessment Form is being filed.

- A. **2 Vicinity Maps:** (8½" x 11") showing nearby street system, public facilities and other significant physical features (similar to road maps, Thomas Brothers Maps, etc.) with project area highlighted.
- B. **2 Radius/Land Use Maps:** (1" = 100') showing land use and zoning to 500 feet (100 feet of additional land use beyond the radius for alcoholic beverage cases); 100' radius line (excluding streets) okay for Coastal building permits 300' for site plan review applications.
- C. **2 Plot Plans:** showing the location and layout of proposed development including dimensions; include topographic lines where grade is over 10%; tentative tract or parcel maps where division of land is involved to satisfy this requirement, and the location and diameter of all trees existing on the project site.
- D. **Application:** a duplicate copy of application for zone change, (including Exhibit "C" justification) batch screening form, periodic comprehensive general plan review and zone change map, variance, conditional use, subdivider's statement, etc.
- E. **Pictures:** two or more pictures of the project site showing walls, trees and existing structures.
- F. **Notice of Intent Fee:** a UNDATED check in the amount of \$50 made out to the **County of Los Angeles** for the purpose of filing a Notice of Intent to Adopt a Negative Declaration as required by § 15072 of the State CEQA Guidelines.
- G. **Hillside Grading Areas/Haul Route Approval:** Projects within a Hillside Grading Area involving import/export of 1,000 cubic yards or more shall submit a soils and/or geotechnical report reviewed & approved by LADBS (reports needed to be determined by LADBS) to include measures to mitigate impacts related to grading and obtain a Haul Route Approval from the Board of Building & Safety Commissioners (refer to <http://www.lacity.org/LADBS/forms/forms.htm>).

ENVIRONMENTAL ASSESSMENT APPROVED BY: _____	DATE: _____
APPLICATION ACCEPTED BY: _____	DATE: _____
RECEIPT NO.: _____	

I. Project Description:

Briefly describe the project and permits necessary (i.e., Tentative Tract, Conditional Use, Zone Change, etc.) including an identification of phases and plans for future expansion:

CONSTRUCTION OF DETACHED SINGLE FAMILY UNITS WITH A CONDITIONAL USE DESIGNATION. PERMITS NEEDED: TENTATIVE TRACT ZONE CHANGE AND SITE PLAN REVIEW. PROJECT COMPLIANCE UNDER SPECIFIC PLAN

Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? If so, please specify:

NO

II. Existing Conditions:

- A. Project Site Area 24 ACRES
Net and 58 Gross Acres
- B. Existing Zoning RA-1 AND A1-1
- C. Existing Use of Land GOLF COURSE
Existing General Plan Designation LOW MEDIUM D RESIDENTIAL AND FOOTNOTE # 20
- D. Requested General Plan Designation LOW MEDIUM D RESIDENTIAL AND FOOTNOTE # 20
- E. Number 3 type COMMERCIAL and age ± 50 YRS. of structures to be removed as a result of the project. If residential dwellings (apts., single-family, condos) are being removed indicate the number of units: _____ and average rent: _____
Is there any similar housing at this price range available in the area? If yes, where?
N/A
- F. Number 634 Trunk Diameter _____ and type SEE REPORT of existing trees.
- G. Number 367 Trunk Diameter _____ and type SEE REPORT of trees being removed (identify on plot plan.)
- H. Slope: State percent of property which is:
0 Less than 10% slope 41% 10-15% slope 59% over 15% slope
If slopes over 10% exist, a topographic map will be required. Over 50 acres, 1" = 200' scale is okay.
- I. Check the applicable boxes and indicate the condition on the Plot Plan. There are natural or man-made drainage channels, rights of way and/or hazardous pipelines crossing or immediately adjacent to the property, or none of the above.
- J. Grading: (specify the total amount of dirt being moved)

500,000 cubic yds if over 500 cubic yards. indicate amount of cubic yards.
- K. Import/Export: Indicate the amount of dirt being imported or exported 0.

If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Describe entire project, not just area in need of zone change, variance, or other entitlement.

III. Residential project (if not residential, do not answer)

- A. Number of Dwelling Units-
Single Family _____ Apartment _____ or Condominium 229
- B. Number of Dwelling Units with:
One bedroom _____ Two bedrooms _____
Three bedrooms _____ Four or more bedrooms 229
- C. Total number of parking spaces provided 287
No. of space at grade 287 no. of Semi-Subterranean _____ no. of Subterranean _____
- D. List recreational facilities of project PASSIVE OPEN SPACE FACILITIES
- E. Approximate price range of units \$ UNKNOWN to \$ _____
- F. Number of stories 2, height _____ feet.
- G. Type of appliances and heating (gas, electric, gas/electric, solar) OPTION FOR EITHER OR BOTH
Gas heated swimming pool? N/A
- H. Describe night lighting of the project LANDSCAPE ACCENTS, SAFETY NIGHT LIGHTS, EMERGENCY FIXTURES
(include plan for shielding light from adjacent uses, if available)
- I. Percent of total project proposed for:
Building 33%
Paving 21%
Landscaping 46%
- J. Total Number of square feet of floor area 480, 900 sq ft

IV. Commercial, Industrial or Other Project (if project is only residential do not answer this section). Describe entire project, not just area in need of zone change, variance, or other entitlement.

- A. Type of use _____
- B. Total number of square feet of floor area _____
- C. Number of units if hotel/motel _____
- D. Number of stories _____ height _____ feet.
- E. Total number of parking spaces provided: _____
No. of space at grade _____ no. of Semi-Subterranean _____ no. of Subterranean _____
- F. Hours of operation _____ Days of operation _____
- G. If fixed seats or beds involved, number _____
- H. Describe night lighting of the project _____
(Include plan for shielding light from adjacent uses, if available)
- I. Number of employees per shift _____
- J. Number of students/patients/patrons _____
- K. Describe security provisions for project _____
- L. Percent of total project proposed for:
Building _____
Paving _____
Landscaping _____

Historic/Architecturally Significant Project

Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which may be designated or eligible for designation in any of the following: (please check)

- • National Register of Historic Places NO
- • California Register of Historic Resources NO
- • City of Los Angeles Cultural Historic Monument. NO
- • Within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ) NO

V. Hazardous Materials and Substance Discharge

Does the project involve the use of any hazardous materials or have hazardous substance discharge? If so, please specify. NO

- A. Regulatory Identification Number (if known) N/A
- B. Licensing Agency N/A
- C. Quantity of daily discharge N/A

VI. Stationary Noise Clearance: A clearance may be necessary certifying the project's equipment (e.g., air conditioning) complies with City Noise Regulations.

Some projects may require a Noise Study. The EIR staff will inform those affected by this requirement.

VII. Selected Information:

- A. Circulation: Identify by name all major and secondary highways and freeways within 1,000 feet of the proposed project; give the approximate distance(s):
LA TUNA CANYON ROAD/HONOLULU AND TURUNGA CANYON AND 210 FWY - ADJAC
- B. Air: All projects that are required to obtain AQMD permits (see AQMD Rules and Regulations) are required to submit written clearance from the AQMD indicating no significant impact will be created by the proposed project.*

VIII. Mitigating Measures:

Feasible alternatives or mitigation measures which would substantially lessen any significant adverse impact which the development may have on the environment.

STREET WIDENING, SIGNAL IMPROVEMENT
OPEN SPACE DEDICATION

* Contact the South Coast Air Quality Management District at (909) 396-2000 for further information.

APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED;

IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

MEMBER OF GP OF
I, Michael A. Hoberman
Owner (Owner in escrow)*
(Please Print)

I, mark Dierking
Consultant*
(Please Print)

Signed: [Signature]
Owner

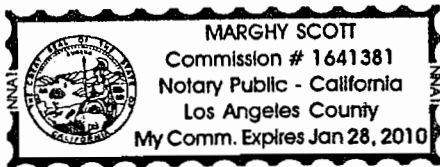
Signed: [Signature]
Agent

being duly sworn, state that the statements and information contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief.

State of California, County and City of Los Angeles

<p>Signed: <u>[Signature]</u> Notary <u>Marghy Scott, Notary Public.</u></p> <p>Subscribed and sworn to before me this <u>27</u> day of <u>June</u>, 20<u>07</u> (NOTARY OR CORPORATE SEAL)</p>	<p>Signed: <u>[Signature]</u> Notary <u>Marghy Scott, Notary Public.</u></p> <p>Subscribed and sworn to before me this <u>27</u> day of <u>June</u>, 20<u>07</u> (NOTARY)</p>
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* If acting for a corporation, include capacity and company name.



CALIFORNIA JURAT WITH AFFIANT STATEMENT

State of California

County of Los Angeles } ss.

See Attached Document (Notary to cross out lines 1-6 below)

See Statement Below (Lines 1-5 to be completed only by document signer[s], *not* Notary)

(Handwritten signature line)

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

Subscribed and sworn to (or affirmed) before me on this

27 day of June, 2007, by
Date Month Year

(1) Michael A. Hoberman,
Name of Signer

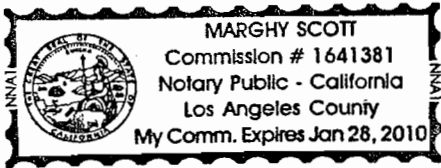
Personally known to me

Proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (,)

(2) Mark Dierking (and)
Name of Signer

Personally known to me

Proved to me on the basis of satisfactory evidence to be the person who appeared before me.)



Marghy Scott
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

RIGHT THUMBPRINT OF SIGNER #1
Top of thumb here

RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles } ss.

On June 27, 2007 before me, Marghy Scott, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Michael Hoberman -
Name(s) of Signer(s)
MARK Dierking

personally known to me

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



Place Notary Seal Above

WITNESS my hand and official seal.

Marghy Scott
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

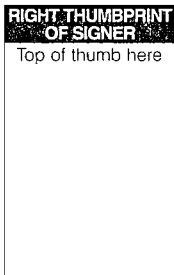
Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



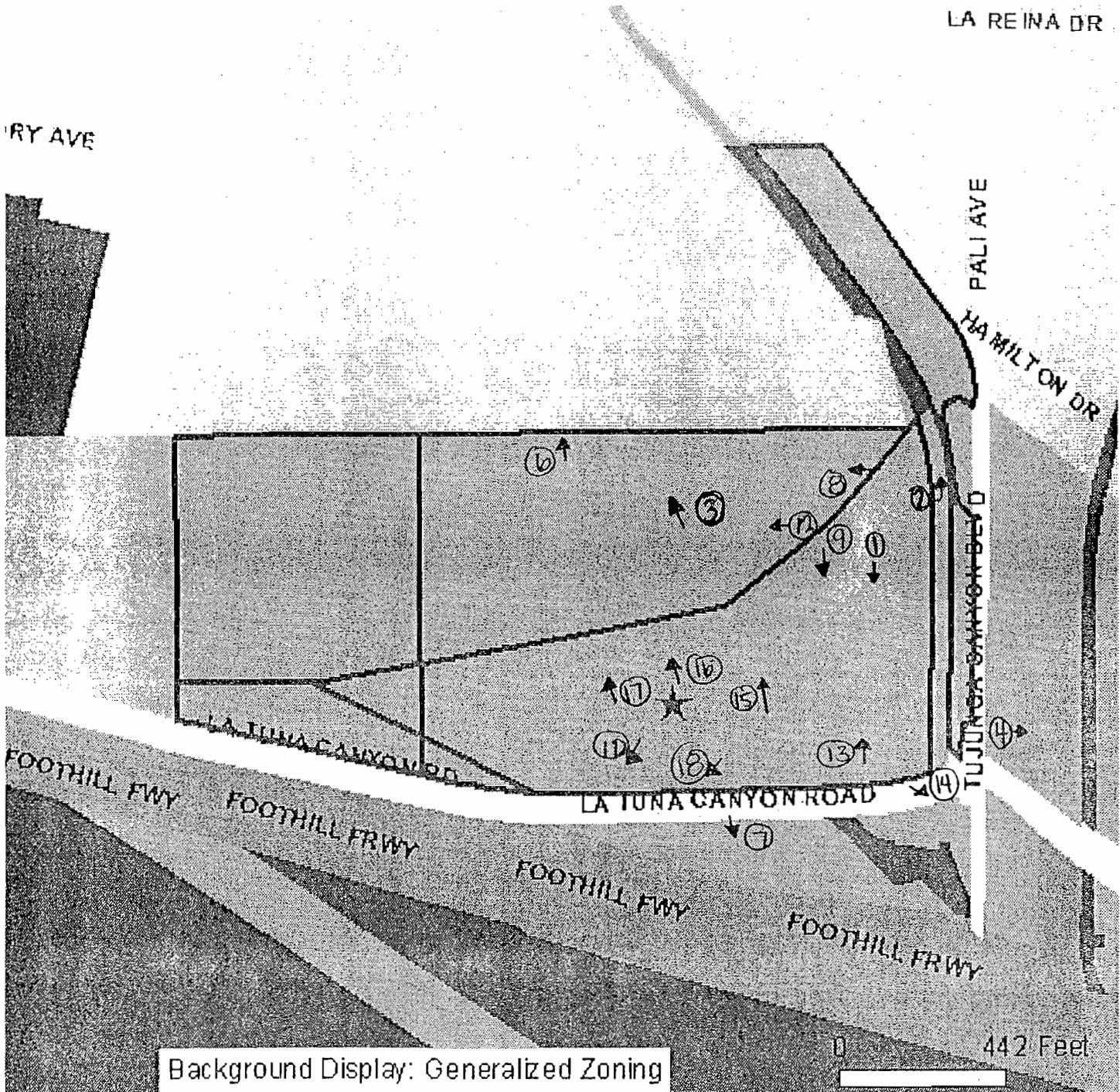
Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



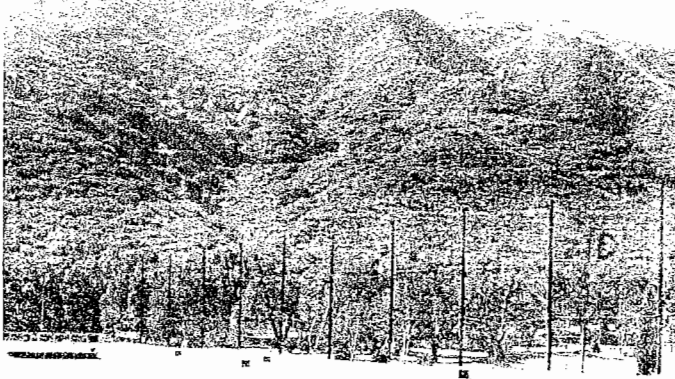
Signer Is Representing: _____



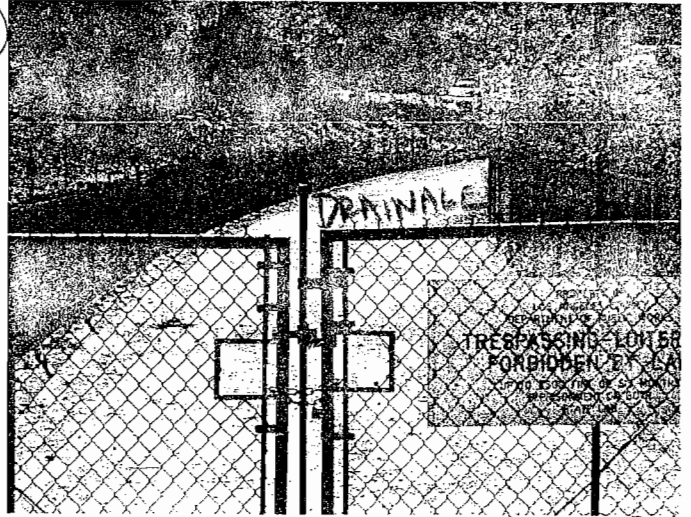
Background Display: Generalized Zoning

0 442 Feet

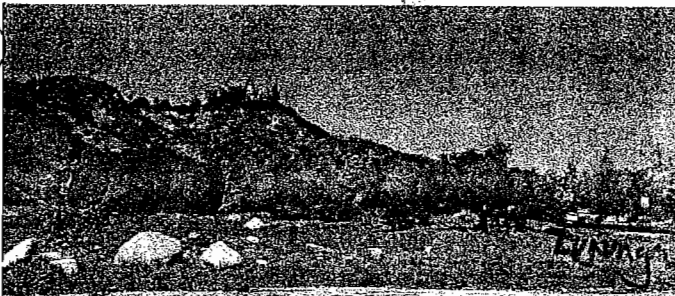
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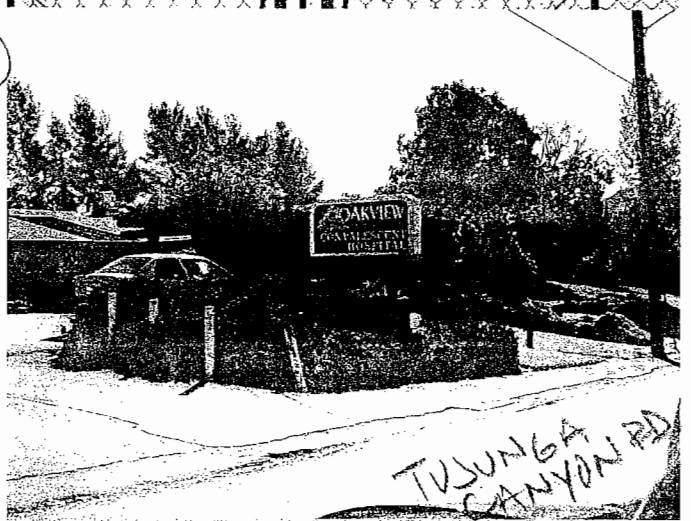
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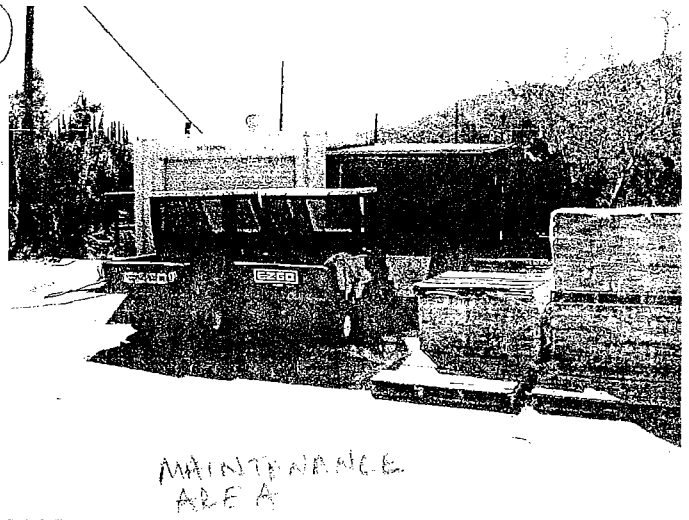


HONOLULU ST.
100 +/- HOMES
RDS DEVELOPMENT

7



8



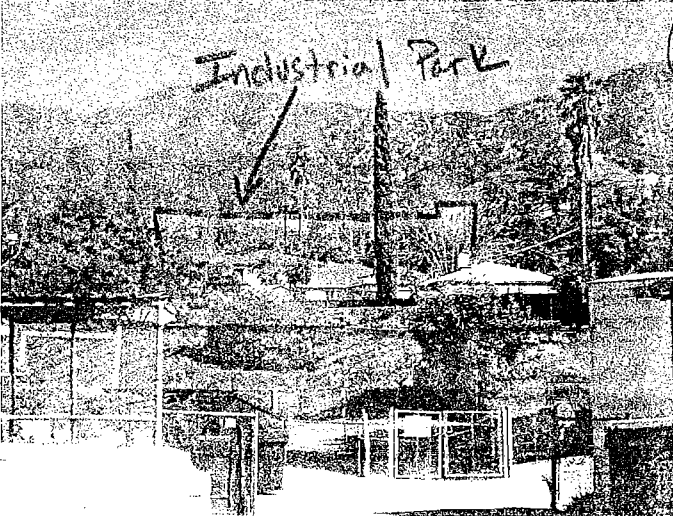
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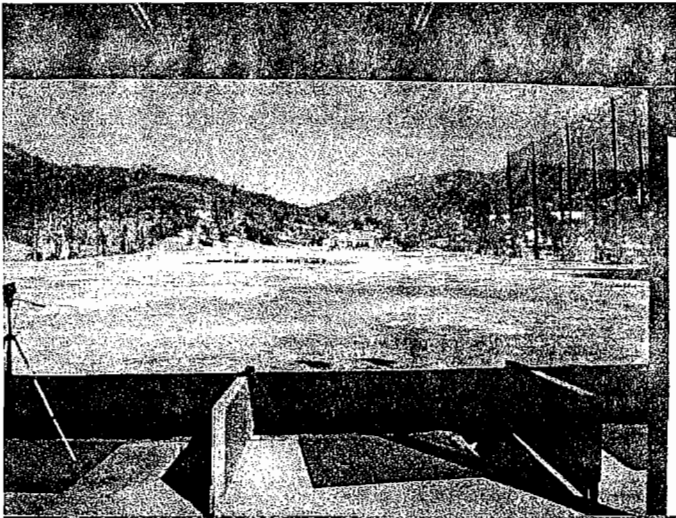
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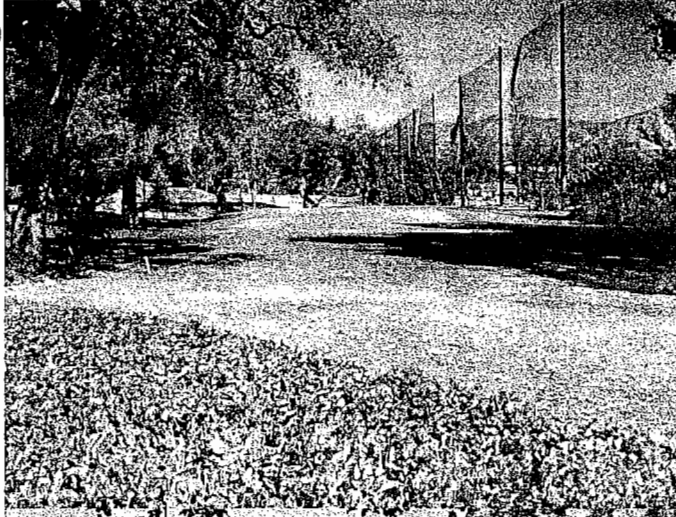
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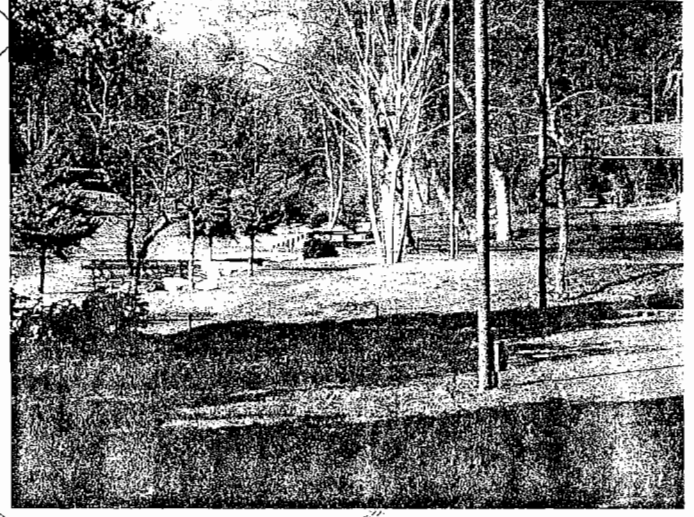
March 1961

← TWINNA CANYON ROAD

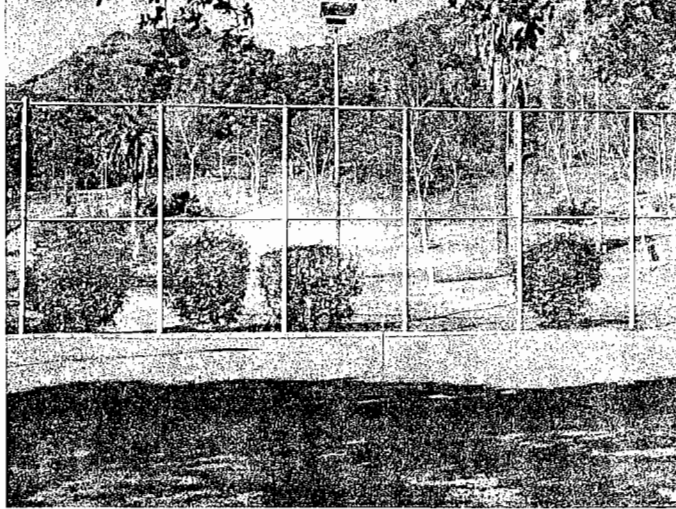
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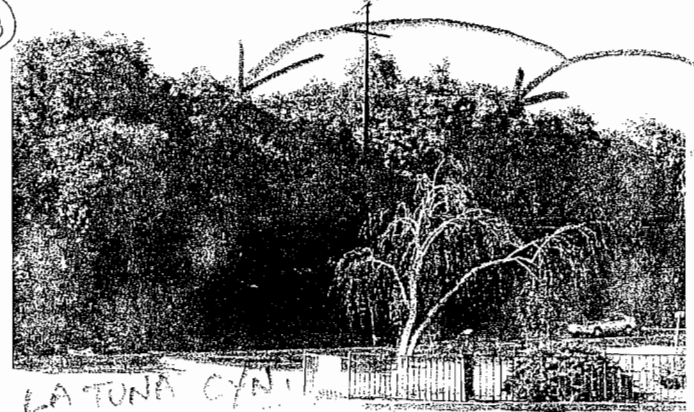
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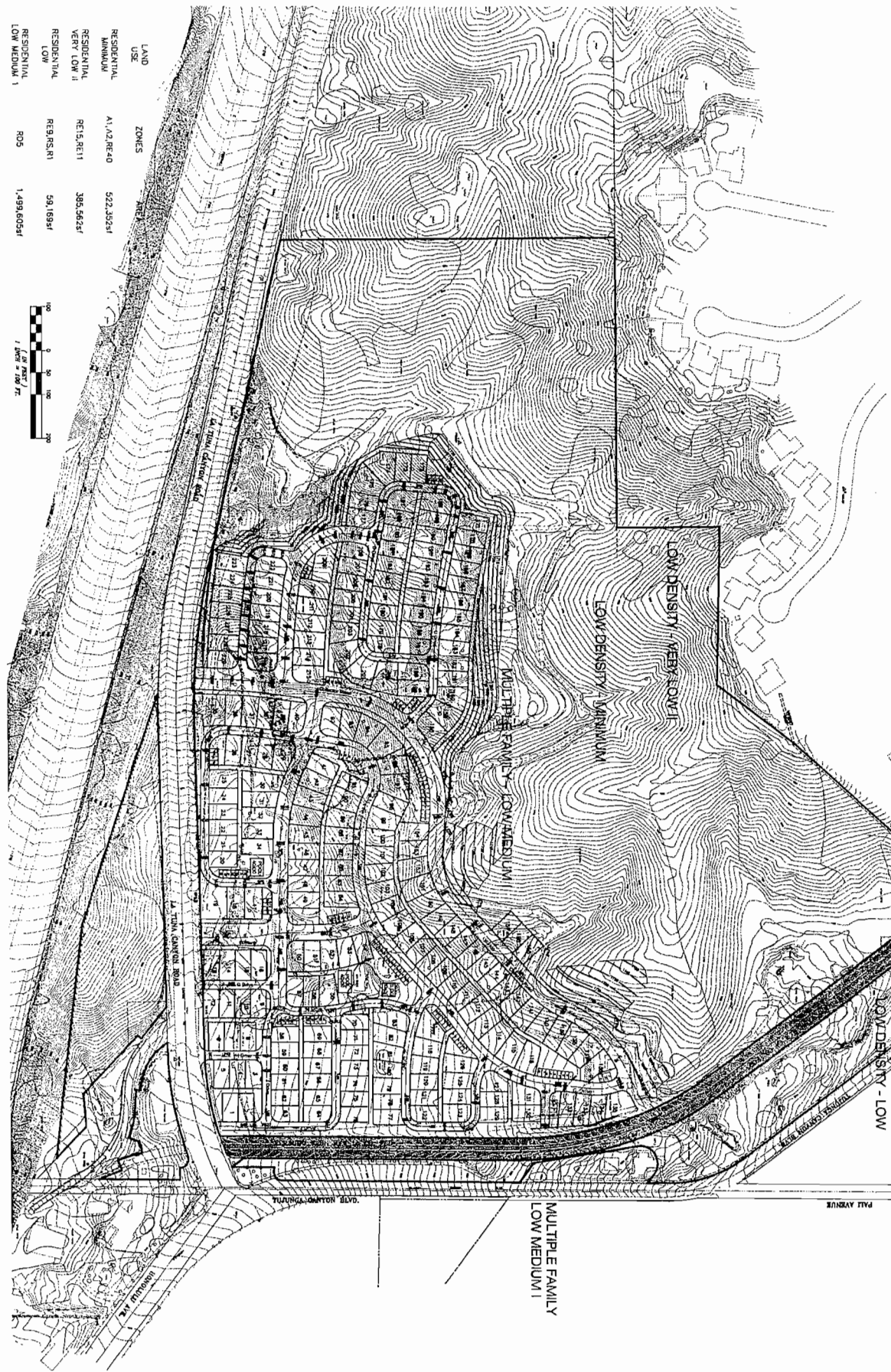


← V.H. Prapo

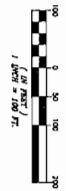
LA TUNA CYN

PRO S...

TRACT 24,675



LAND USE	ZONES	AREA
RESIDENTIAL MINIMUM	A1, A2, RE-40	522,293sf
RESIDENTIAL VERY LOW II	RE15, RE11	385,962sf
RESIDENTIAL LOW	RE9, RS, R1	59,189sf
RESIDENTIAL LOW MEDIUM I	RD5	1,499,609sf



ZONE CHANGE REQUEST RD5
VERDUGO HILLS GOLF COURSE

CITY OF LOS ANGELES

PERMCO
ENGINEERING & MANAGEMENT

1000 OAK STREET CLAYTON, CALIFORNIA 94517
TEL: (925)672-4690 FAX: (925)672-2960

NO.	DATE	DESCRIPTION

DATE	6/28/07
DESIGNED BY	REAR
DRAWN BY	CLG
CHECKED BY	CLG
SCALE	AS SHOWN
SHEET NO.	1
TOTAL SHEETS	1

SITE PLAN REVIEW
TRANSPORTATION ANALYSIS
 (Los Angeles Municipal Code Section 16.05)

Submit this form to the Department of Transportation (D.O.T.) for their review and analysis of traffic, access and circulation of the proposed project. Submittal of this form prior to the actual application of Site Plan Review will reduce the overall approval time. This form can also determine whether a "Change of Use" project will need Site Plan Review.

DEPARTMENT OF TRANSPORTATION CONTACTS

Wes Pringle	221 N. Figueroa Street, Suite 600	(213) 580-5206
Mike Bagheri	221 N. Figueroa Street, Suite 600	(213) 580-5202
Sergio Valdez	19040 Vanowen Street, Reseda	(818) 756-9929
Esther Tam	7166 W. Manchester Avenue, Westchester	(213) 485-1062

PROJECT NAME / ADDRESS: 6435 La Tuna Canyon Road, Tujunga, CA 91402
NEAREST MAJOR CROSS STREETS: Tujunga Canyon Blvd and the Foothill Freeway (210)
PROJECT OWNER / LESSEE: Snowball West Investments, L.P. **PHONE:** 818-222-1945
APPLICANT'S REPRESENTATIVE: Mark Handel - MWH Development **PHONE:** 818-222-1945
ENVIRONMENTAL No. _____ **CASE No.** _____

INCLUDE THE FOLLOWING MATERIALS TO D.O.T. (UNLESS FOR PURPOSE OF SCREENING CHANGE OF USE PROJECTS):

- Copy of completed Master Land Use Application.
- Copy of completed Site Plan Review Supplemental Application.
- One set of fully dimensioned site plan showing all existing and proposed structures, parking and loading areas, driveways and on/off site circulation.

To be completed by D.O.T. Staff

TRIP GENERATION CALCULATION

	USES (List each use)	PROJECT (Square Feet or Dwelling Units)	LAND USE ADT (Trip Generation Rate)	SUBTOTAL ADT (Number of Trips)	TOTAL ADT (Number of Trips)
Existing					
Proposed					
Net Increase / Decrease (+ or -)					

Peak Hour Trips: A.M. : _____ P.M. : _____

DOT Comments: _____

IMPACT OF TRIP GENERATION
Not Significant
May Be Significant
May Be Cumulative
TRAFFIC STUDY NEEDED

PREPARED BY: _____ (DOT Staff - Print) **PHONE:** _____

SIGNATURE: _____ **DATE:** _____

Return this form and the provided materials to the applicant for submittal to the Site Plan Review Staff.

SITE PLAN REVIEW

SUPPLEMENTAL APPLICATION

(Los Angeles Municipal Code Section 16.05)

CASE NO. DIR _____ SPR

PROJECT NAME / ADDRESS 6435 La Tuna Canyon Road, Tujunga, CA 91402

SITE PLAN REVIEW APPROVAL IS REQUESTED FOR:

- A development project that results in an increase of 50,000 gross square feet of non-residential floor area.
- A development project that results in an increase of 50 or more dwelling units and/or guest rooms.
- A change of use to a fast food establishment resulting in a net increase of 500 or more average daily vehicle trips as determined by the Department of Transportation.
- A change of use other than to a fast-food establishment resulting in a net increase of 1,000 or more average daily vehicle trips as determined by the Department of Transportation.

PROJECT DESCRIPTION - Describe the project, listing the component uses and their floor area and/or dwelling units, for both the existing development and the total proposed project.

Construction of 229 Single-Family Detached units under the condominium designation of RD5-1. The units are two story with four bedrooms, 2 car garage parking with 1/4 guest space per unit, approximately 2,200 sq. ft per unit. The site is 58 acres with 24 acres for site development

HEIGHT: 27 Feet 2 Stories

PROJECT Uses . . .	NON-RESIDENTIAL FLOOR AREA (List each USE on 1st line and Square Feet below)			RESIDENTIAL OR HOTEL (Dwelling Units/Guest Rooms)		TOTAL SQUARE FEET
		Maintenance	Canopy over	Units/Rooms	Square Feet	
Existing Development	Clubhouse	Shed	Driving Range			
Demolition (-)	5,000 sq ft	3,000 sq ft	0	0		
New Construction (+)	0	0		229	2,200	503,800
Net Change (±)	-5,000	-3,000				495,800
Total Project	-5,000	-3,000				495,800

RESIDENTIAL DWELLINGS For Parking Calculation	TOTAL UNITS	UNITS BY # OF HABITABLE ROOMS (LAMC 12.03)			Within 1,500 Feet of a Mass Transit Station or Major Bus Route ?
		Less Than 3	3 Rooms	More than 3	
Standard	229			229	
Senior Citizen					
Affordable (LAMC 12.22A25d)					

PARKING (All Projects)	EXISTING PARKING SPACES	PROPOSED PROJECT	
		Spaces Required (LAMC 12.21A4)	Spaces Provided
	71	337	287

Does the Project have existing non-conforming parking rights? Yes (Explain) No

Is any portion within a parking structure? Yes (Describe) No

RESIDENTIAL DWELLINGS For Open Space Calculation	TOTAL UNITS	UNITS BY # OF HABITABLE ROOMS (LAMC 12.03)		
		Less Than 3	3 Rooms	More than 3
				229

OPEN SPACE (LAMC 12.21G) For Residential Projects	REQUIRED (Square Feet)	PROVIDED (Square Feet)	% OF TOTAL PROVIDED
Private Open Space	22,900	261,360	100%
Common Open Space		1,481,040	100%
Landscaped Area in Common Open Space	17,175	217,800	100%
Total Open Space	40,075	1,960,200	100 %

Identify each area of useable Open Space on the Site Plan and/or Floor Plans, including the square footage of each area and calculations used to achieve the figures listed above.

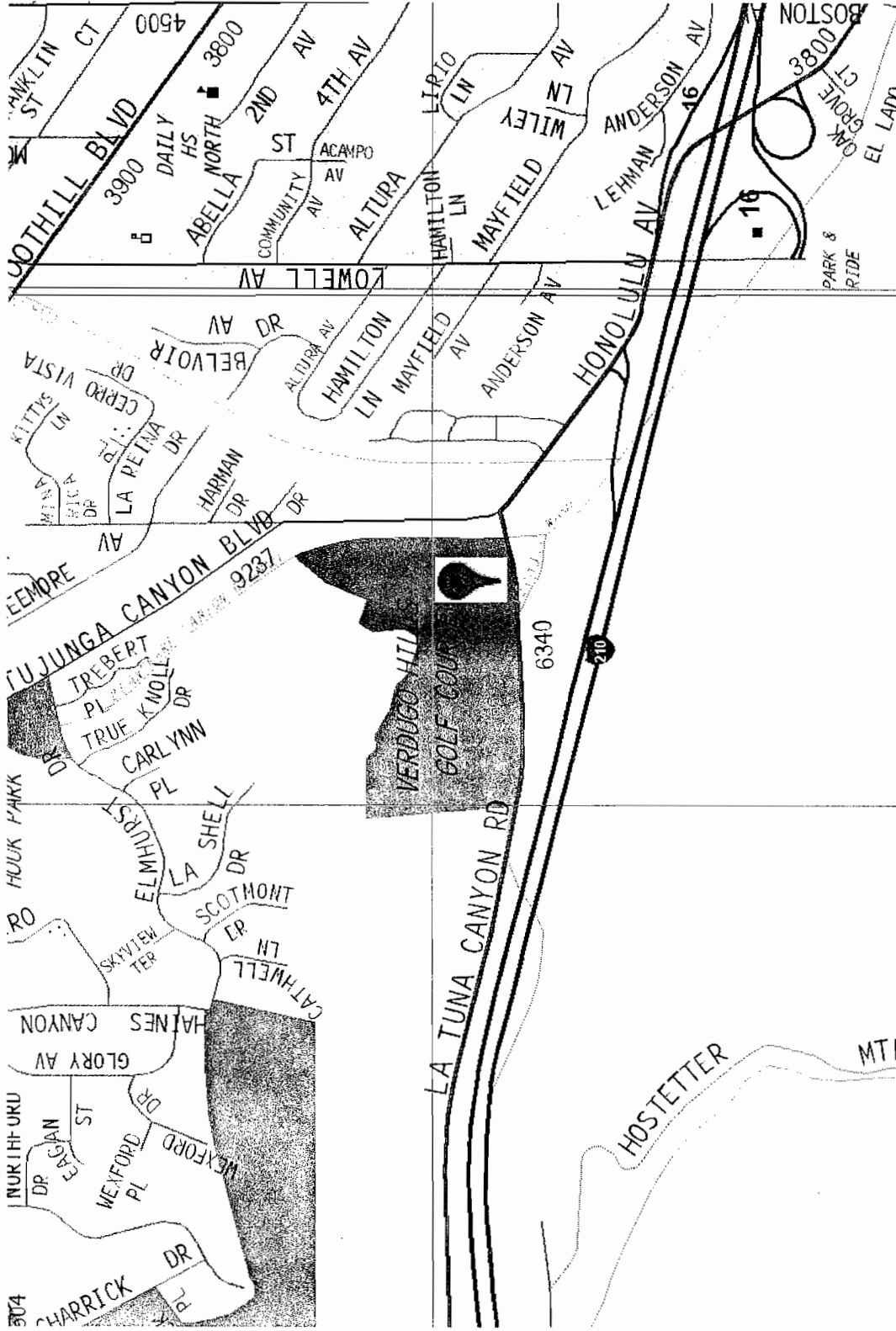
Describe Recreational Amenities:

Passive Open Space Dedication/Conservation Easement

SITE PLAN REVIEW FINDINGS (OPTIONAL):

A Site Plan Review determination requires the decision-maker to make findings relative to the project request. As an option, the applicant may assist the decision-maker by attaching information supporting the following findings:

1. That the project complies with all applicable provisions of the Los Angeles Municipal Code, Planning and Zoning Section and any application specific plan.
2. That the project is consistent with the General Plan.
3. That the project is consistent with any applicable adopted redevelopment plan.
4. That the project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, load areas, lighting, landscaping, trash collections, and other such pertinent improvements, which is or will be compatible with existing and future developments, which is or will be compatible with existing and future development on the neighboring properties.
5. That the project incorporates feasible mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would substantially lessen the significant environmental effects of the project, and/or any additional findings as may be required by CEQA.
6. That any project containing residential uses provides its residents with appropriate type and placement of recreational facilities and service amenities in order to improve habitability for the residents and minimize impacts on neighboring properties where appropriate. (For Residential Projects Only.)



VICINITY MAP

JPL Zoning Services, Inc
 6263 Van Nuys Blvd
 Van Nuys, CA 91401



Various Parcels:
 2572-021,23,25,28
 Tujunga, CA 91042



MASTER LAND USE PERMIT APPLICATION

LOS ANGELES CITY PLANNING DEPARTMENT

195B201
195B205
195B201

Planning Staff Use Only

ENV No.	Existing Zone RA-1 & A1-1	District Map 195B205	
APC North Valley	Community Plan Sunland-Tujunga	Council District 2	
Census Tract	APN 2572-028-030	Staff Approval *	Date
2572-026-032, 2572-021-016, 2572-028-031 2572-021-020, 2572-025-006, 2572-021-021			

* Approval for Filing by Community Planning or Division of Land Staff, When Applicable

CASE NO. _____

APPLICATION TYPE Zone Change, Site Plan Review, Project Permit Compliance Review

(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 6435 La Tuna Canyon Road Zip Code 91402
Legal Description: Lot PT 46 Block None Tract Sub of Ranch La Canada; V. Beaudry's Mountain
Lot Dimensions Irregular Lot Area (sq. ft.) 2,516,480 Total Project Size (sq. ft.) _____

2. PROJECT DESCRIPTION

Describe what is to be done: Construction of 229 single family detached units. The homes will be two story, four bedroom, approx. 2,100 sq. ft. per unit, 2 car garage with 1/4 guest parking for a total of 287 spaces on a 6 acre property consisting of 7 parcels.

Present Use: Golf Course Proposed Use: Detached Single Family Residential

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

Check all that apply: New Construction Change of Use Alterations Demolition
 Commercial Industrial Residential

Additions to the building: Rear Front Height Side Yard

3. ACTION(S) REQUESTED

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

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

See Attachment A

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

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

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

List related or pending case numbers relating to this site:

See Attachment B

SIGNATURES of adjoining or neighboring property owners in support of the request; not required but helpful, especially for projects in single-family residential areas. (Attach sheet, if necessary)

NAME (Print)	SIGNATURE	ADDRESS	KEY # ON MAP

4. OWNER/APPLICANT INFORMATION

Applicant's Name Mark Handel Company MWH Development Corp.
 Address: 22440 Clarendon Street, 2nd Floor Telephone: (818) 222-1945 Fax: (818) 222-7202
Woodland Hills, CA Zip: 91367 E-mail: MarkH@MWHDevelopment.com

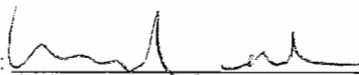
Property Owner's Name (if different than applicant) SnowBall West Investments L.P.
 Address: 22440 Clarendon Street, 2nd Floor Telephone: (818) 222-1945 Fax: (818) 222-7202
Woodland Hills, CA Zip: 91367 E-mail: _____

Contact Person for project Information Mark Lovequist/Mark Dierking
 Address: 22440 Clarendon Street, 2nd Floor Telephone: (818) 222-1945 Fax: (818) 222-7202
Woodland Hills, CA Zip: 91367 E-mail: dierking@mwhdevelopment.com

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

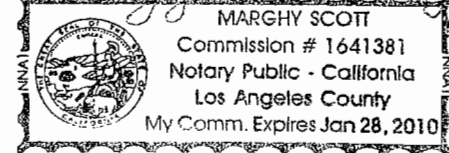
- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.

Signature: 
 Print: mark Handel
 Date: 6/27/07

Subscribed and sworn before me this (date): June 27, 2007

In the County of Los Angeles State of California

Notary Public Marghy Scott - Marghy Scott *Notary*

Stamp: 

7. ADDITIONAL INFORMATION/FINDINGS

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

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

Planning Staff Use Only

Base Fee	Reviewed and Accepted by	Date
Receipt No.	Deemed Complete by	Date

ATTACHMENT A ACTION REQUESTED

SNOWBALL WEST INVESTMENTS, L.P. MWH DEVELOPMENT

**6435 La Tuna Canyon Road
Tujunga, CA 91402**

**(APNs: 2572-028-030, 2572-021-016, 2572-025-006, 2572-028-032,
2572-021-020, 2572-028-031, 2572-021-021)**

Pursuant to the applicable provisions of the Los Angeles Municipal Code (the "LAMC"), the Applicant (Snowball West Investments, L.P.) requests the following:

- A zone change, pursuant to Section 12.32 of the Municipal Code, a Zone Change from RA-1 (Residential Agricultural Zone) and A1-1 (Agricultural Zone) to RD5-1 (Restricted Density Multiple Family Zone)
- Site Plan Review findings, pursuant to Section 16.05 of the LAMC, for a development project which creates, or results in an increase of 50 or more dwelling units.
- Project Compliance Review, pursuant to Section 11.5.7 C, for a development within the San Gabriel/Verdugo Mountains Scenic Preservation Plan Area.

The General Plan designation for the property does not follow parcel map boundaries. It is the intent of this application to only change the zoning on portions of the parcels that conform to the General Plan. This application is not for a change in the General Plan.

###

ATTACHMENT B PROJECT DESCRIPTION

SNOWBALL WEST INVESTMENTS, L.P.

MWH DEVELOPMENT

6435 La Tuna Canyon Road

Tujunga, CA 91402

(APNs: 2572-028-030, 2572-021-016, 2572-025-006, 2572-028-032, 2572-021-020, 2572-028-031, 2572-021-021)

The Applicant, MWH Development, proposes to construct 229 single family detached units under the condominium designation of RD5-1. The homes will be two, story, with four bedrooms, approximately 2,200 square feet per unit, with a two car garage with ¼ guest parking space per unit on an approximately 58 gross/24 net acre property consisting of seven contiguous parcels. This project application does not include one parcel directly north of the subject property and two parcels directly south of the site across La Tuna Canyon Blvd. (APNs: 2572-023-023, 2572-021-017, 2572-023-012) that are part of the current development operations of this site known as the Verdugo Hills Golf Course. The proposed project is located at 6435 La Tuna Canyon Road (the “subject property”), which is within the Sunland-Tujunga Community of the City of Los Angeles.

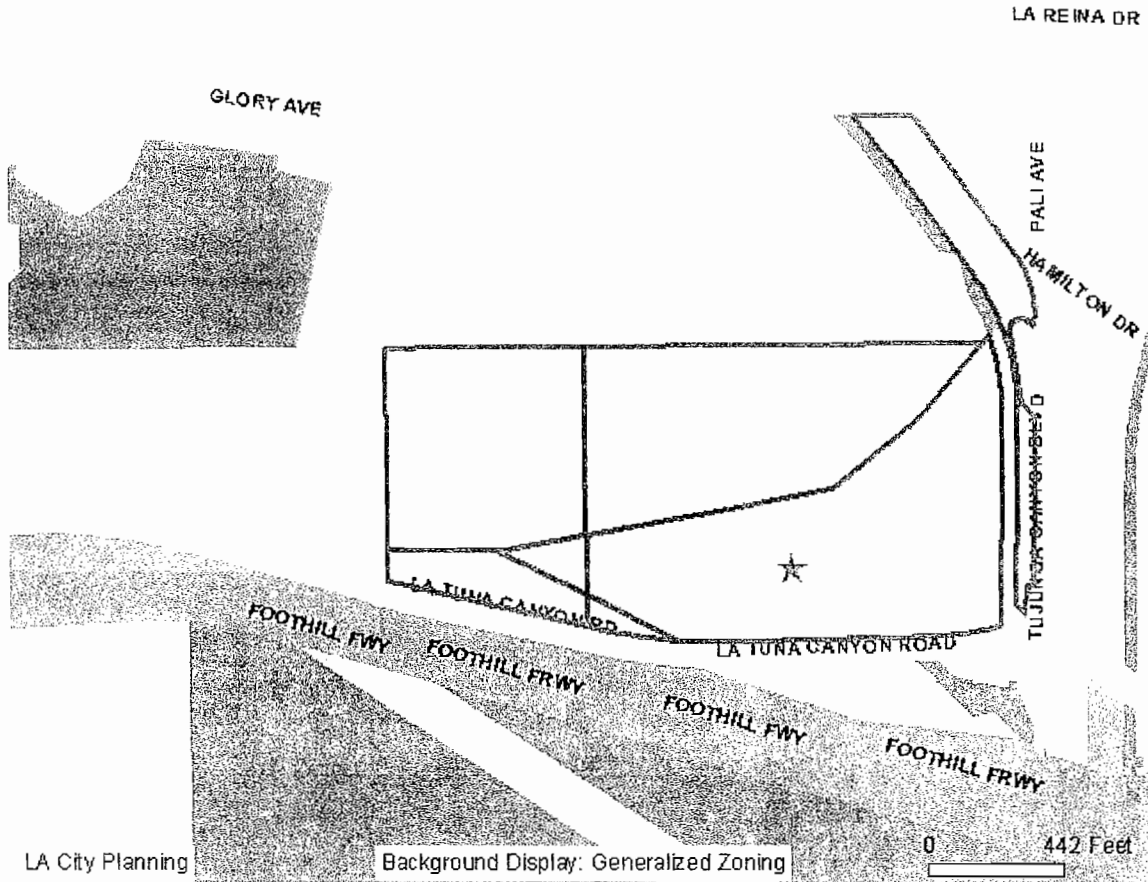
REQUEST

Pursuant to the applicable provisions of the Los Angeles Municipal Code (the “LAMC”), the Applicant (Snowball West Investments, L.P.) requests the following:

- A zone change, pursuant to Section 12.32 of the Municipal Code, a Zone Change from RA-1 (Residential Agricultural Zone) and A1-1 (Agricultural Zone) to RD5-1 (Restricted Density Multiple Family Zone)
- Site Plan Review findings, pursuant to Section 16.05 of the LAMC, for a development project which creates, or results in an increase of 50 or more dwelling units.
- Project Compliance Review, pursuant to Section 11.5.7 C, for a development within the San Gabriel/Verdugo Mountains Scenic Preservation Plan.

The General Plan designation for the property does not follow parcel map boundaries. It is the intent of this application to only change the zoning on portions of the parcels that conform to the General Plan. This application is not for a change in the General Plan.

BACKGROUND



Subject Property

The subject property is an approximately 58 gross square acre, irregularly shaped parcel of land consisting primarily of seven parcels of land located at the intersection of Tujunga Canyon Boulevard and La Tuna Canyon Road. The property is commonly known as the Verdugo Golf Course. Three parcels associated with this property are currently not included in this application (APN 2572-023-023, 2572-021-017 and 2572-028-031). Two of those parcels located across the street between the Foothill Freeway and La Tuna Canyon Road and the third parcel is located directly north of the site and borders the single family residences along Elmhurst Drive. The map above illustrates the parcels involved in this application. The property has frontage along La Tuna Canyon Road and along Tujunga Canyon Boulevard. The Blanchard Canyon flood control channel runs north-south across the site.

The subject property is located within the area covered by the Sunland-Tujunga-Shadow Hills-Lakeview Terrace-East La Tuna Canyon Community Plan, which was adopted by the City Council on November 18, 1997 (CPC 95-0358-CPU). The Plan map designates the property as Low Medium I Residential with corresponding densities of R2, RD3, RD4, RZ3, RZ4, RU and RW1. A further Footnote on the Sunland-Tujunga Community Plan further limits density on the site to the zone of RD5. Footnote #20 specifically states: "Development should be limited to no greater than that permitted by the RD5 Zone and shall be detached housing. Slope density regulations shall apply to areas of this site having a 15% or greater slope"

The property is currently zoned RA-1 and A1-1 and is operated as the Verdugo Golf Course. The General Plan designation for the property does not follow parcel map boundaries. It is the intent of this application to only change the zoning on portions of the parcels that conform to the General Plan. This application is not for a change in the General Plan. No development is proposed on slopes greater than 15%.

Surrounding Property

The properties generally north of the subject property are developed as single family homes with an underlying zoning of RE-11-H within a General Plan designation of Very Low II Residential.

The properties to the west of the subject property are largely hillside terrain, undeveloped with an underlying zoning designation of A1-1 and a corresponding General Plan designation of Minimum Low Density Residential.

The properties to the south of the subject property, across La Tuna Canyon, are undeveloped or additional parking for the golf course with an underlying zoning of A1-1 and a General Plan designation of Limited Commercial. The Foothill Freeway (210) runs just south of these properties.

The properties directly east of the subject property, across Tujunga Canyon Blvd., are within the General Plan designation of Low Medium I Residential. One property is developed as a house of worship and is in an underlying zone of A2-1. Another property is developed as multi-family condominiums with an underlying zoning of RD3-1 with frontage on both Tujunga Canyon. A third property is currently developed as a convalescent hospital with an underlying zone of RD3-1 with a recent action (APCNV 2005-8574-ZC-ZAA-ZAD) to allow the construction of 25 condominium units. Properties beyond these that front Tujunga Canyon are zoned RD3-1 and are developed as multi-family condominiums.

The properties generally east and north of the subject property, across Tujunga Canyon Blvd., are developed as single family detached homes with an underlying zone of RS-1 and a General Plan designation of Low Residential.

The properties located south and east of the subject property, across the intersection of Tujunga Canyon and La Tuna Canyon, are currently developed as a single family home (A1-1), a newly constructed 32 unit condominium complex (APCNV2002-4329-ZC) which changed the underlying zone to (T)(Q) C1-1VL, a single family home, and a house of worship located near the onramp to the 210 Freeway.

One single family home is contiguous to the subject property and is located on the west side of Tujunga Canyon zoned A1-1 and RA1-1.

The Blanchard Canyon flood control channel runs north-south through a portion of the site.

Streets and Circulation

La Tuna Canyon, adjoining the subject property to the south, is a designated Major Highway (Class II) with a dedicated a width of 85 feet and improved with curb gutter and sidewalk.

Tujunga Canyon Blvd., adjoining the subject property to the east, is a designated Secondary Highway dedicated a width of 40 feet and improved with curb, gutter and sidewalk along the east side but unimproved on the west side.

Previous Cases

The following is a summary of the previous zoning-related actions for the subject property:

- Case No. CPC 25824 – Sunland-Tujunga-Lake View Terrace-Shadow Hills District Plan Adoption – City Council adopts the Community Plan on April 14, 1980 with additional language that “Retain(s) golf course designation at the intersection of La Tuna Canyon and Tujunga Canyon Boulevard three years from the effective date of this Plan. At that time, the Plan should be designated a maximum of RD5”.
- Case No. ZA 1982-39-PA –Plan approval to include a canopy over the driving range trees to provide shelter from the elements for those utilizing the driving range
- Case No. ZA 1982-39-CUZ – Plan Approval to permit the construction, use and maintenance of three levels of subterranean parking accommodating 517 cars.
- Case No. CPC 95-0358 – Sunland-Tujunga-Lake View Terrace-Shadow Hills Community Plan Update – No changes to General Plan designation on subject property and no changes to Footnote No. 20 – “Development should be limited to no greater than that permitted by the RD5 Zone and shall be detached housing.

Slope density regulations shall apply to areas of this site having a 15% or greater slope.”

- Case No. CPC 2005-7771-ICO – Establishment of Interim Control Ordinance to issue no building permit or demolition permit on R1 lots equal to or less than 8,000 square feet.

PROJECT DESCRIPTION

The Applicant, MWH Development, proposes to construct 229 single family detached units under the condominium designation of RD5-1. The homes will be two story, with four bedrooms, approximately 2,200 square feet per unit, with a two car garage with ¼ guest parking space per unit on an approximately 58 acre property consisting of seven contiguous parcels. The total area that is to be developed is around 24 acres.

There will be 58 guest parking spaces located on the site with two access roads onto La Tuna Canyon and one access road onto Tujunga Canyon Blvd. Areas within this project application that contain a greater than 15% slope will be set aside under conservation easements as open space for an approximate 34 acre dedication.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

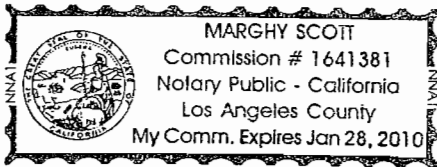
County of Los Angeles } ss.

On June 27, 2007, before me, Marghy Scott, Notary Public

personally appeared Mark Handel,
Name(s) of Signer(s)

personally known to me

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



WITNESS my hand and official seal.

Place Notary Seal Above

Marghy Scott
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

Signer Is Representing: _____

ATTACHMENT C ZONE CHANGE APPLICATION

ADDITIONAL INFORMATION/FINDINGS SNOWBALL WEST INVESTMENTS, L.P.

MWH DEVELOPMENT

6435 La Tuna Canyon Road

Tujunga, CA 91402

(APNs: 2572-028-030, 2572-021-016, 2572-025-006, 2572-028-032, 2572-021-020,
2572-028-031, 2572-021-021)

Project Overview

The Applicant, MWH Development, proposes to construct 229 single family detached units under the condominium designation of RD5-1. The homes will be two, story, with four bedrooms, approximately 2,200 square feet per unit, with a two car garage with ¼ guest parking space per unit on an approximately 58 acre property consisting of seven contiguous parcels. This project does not include one parcel directly north of the subject property and two parcels directly south of the site across La Tuna Canyon Blvd. (APNs: 2572-023-023, 2572-021-017, 2572-023-012) that are part of the current development operations of this site known as the Verdugo Hills Golf Course. The proposed project is located at 6435 La Tuna Canyon Road (the “subject property”), which is within the Sunland-Tujunga Community of the City of Los Angeles.

Description of Lots:

- 1) 2572-028-020 – 6433 to 6401 W. La Tuna Canyon – Legal: Lot PT 46 of Subdivision of Rancho La Canada; Lot Area: 726,043 sq. ft.
- 2) 2572-021-016 - 9101, 9201, and 9305 N. Tujunga Canyon Blvd. – Legal: Lot PT 46 of Subdivision of Rancho La Canada; Lot Area: 161,534.9 sq. ft.
- 3) 2572-025-006 – no address – Legal: Lot PT 29 of V. Beaudry’s Mountains; Lot Area: 16,18.2 sq. ft.
- 4) 2572-028-032 – 6635 to 6555 W. La Tuna Canyon – Legal: Lot PT 30 of V. Beaudry’s Mountains; Lot Area: 94,819.4 sq. ft.
- 5) 2572-021-030 – no address – Legal: Lot PT 30 of V. Beaudry’s Mountains; Lot Area: 434,037 sq. ft.
- 6) 2572-028-031 – no address – Legal: Lot PT 46 of Subdivision of Ranch La Canada – Lot Area: 29,180.8 sq. ft.
- 7) 2572-021-021 – no address - – Legal: Lot PT 46 of Subdivision of Rancho La Canada; Lot Area: 8,940 sq. ft

General Plan Land Use Designation. The subject property is located within the area covered by the Sunland-Tujunga-Shadow Hills-Lakeview Terrace-East La Tuna Canyon Community Plan, which was adopted by the City Council on November 18, 1997 (CPC 95-0358-CPU). The Plan map designates the property as Low Medium I Residential with corresponding densities of R2, RD3, RD4, RZ3, RZ4, RU and RW1 similar to other

properties east of the subject property across Tujunga Canyon Blvd. A further Footnote on the Sunland-Tujunga Community Plan further limits density on the site to the zone of RD5. Footnote #20 specifically states: "Development should be limited to no greater than that permitted by the RD5 Zone and shall be detached housing. Slope density regulations shall apply to areas of this site having a 15% or greater slope"

General Plan Text. The Sunland-Tujunga-Shadow Hills-Lakeview Terrace-East La Tuna Canyon General Plan includes the following relevant land use goals, objectives, policies and programs:

- To provide for the preservation of existing and the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area to the year 2010.
- Designate land for single and multi-family residential development.
- The Plan Map identifies specific areas where single family and multi-family residential development is permitted.
- Widen Tujunga Canyon Boulevard from two lanes to four lanes between Honolulu Avenue/La Tuna Canyon Road and Foothill Boulevard.

ZONE CHANGE FINDINGS

That the proposed project is consistent with the General Plan and is in conformity with public necessity, convenience, general welfare and good zoning practice.

The Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan designates the subject property as Low Medium I residential with corresponding zones of R2, RD3, RD4, RZ3, RZ4, RU, and RW1. The subject property is further defined by Footnote No. 20 in the Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan which states "Development should be limited to no greater than that permitted by the RD5 Zone and shall be detached housing. Slope density regulations shall apply to areas of this site having a 15% or greater slope" This project does not propose any construction on slopes greater than 15% and the housing product for the site will consist of single family detached units to comply with the footnote. The proposed RD5-1 Zone will permit the development of 250 single family detached units. The zone change request to RD5-1 is consistent with the land use designation on the map and the corresponding Footnote No. 20.

The subject site is currently developed with a golf course with supporting uses and structures that are proposed to be demolished. The zone change request to RD5-1 is consistent with the land use designation on the Plan map. The requested zone change will implement the land use pattern established by the Community Plan and provide additional housing and opportunities for home ownership. Other properties to the east are

zoned at greater densities than RD5-1. Properties to the south abut the Foothill Freeway and are designated for Limited Commercial development. The parcel directly to the north is currently part of the Golf Course operation and will provide a buffer to the adjacent single family homes (RE11-1-H). Properties to the west are zoned A2-1 and this project proposes to provide an open space buffer between the RD5-1 development and these undeveloped parcels.

The General Plan designation for the property does not follow parcel map boundaries. It is the intent of this application to only change the zoning on portions of the parcels that conform to the General Plan. This application does not change the General Plan.

The proposed project is consistent with the intent and purposes of the applicable General Plans and Specific Plans of the area and is therefore consistent with public necessity, convenience, general welfare and good zoning practice. The Community Plan encourages the preservation of existing housing and the development of new housing to meet the diverse economic and physical needs of the existing residents and project populations of the plan area to the year 2010.

**ATTACHMENT D
SITE PLAN REVIEW FINDINGS**

**OPTIONAL ADDITIONAL INFORMATION/FINDINGS
SNOWBALL WEST INVESTMENTS, L.P.**

MWH DEVELOPMENT

6435 La Tuna Canyon Road

Tujunga, CA 91402

(APNs: 2572-028-030, 2572-021-016, 2572-025-006, 2572-028-032, 2572-021-020, 2572-028-031, 2572-021-021)

PROJECT OVERVIEW

REQUEST

Pursuant to Section 16.05 of the Los Angeles Municipal Code (the “LAMC”), the Applicant requests Site Plan Review findings for a development project that creates 229 detached single family homes

SITE PLAN REVIEW FINDINGS

1) That the project complies with all applicable provisions of the Los Angeles Municipal Code, Planning and Zoning Section and any application specific plan.

The project is designed consistent with the Community Plan guidelines, City Council qualified conditions and other development standards contained within the development code.

The proposed project will construct 229 single family detached units under the condominium designation of RD5-1. The homes will be two, story, with four bedrooms, approximately 2,200 square feet per unit, with a two car garage with ¼ guest parking space per unit. As described in detail throughout this application and presented in the enclosed plans, the proposed project will meet all applicable provisions of the LAMC.

It also complies with the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan. The project proposes no development on or near ridgelines and no development on slopes greater than 15%. Since the site has already been developed as a golf course the native vegetation has already been substantially removed and new non-native species have been introduced to the site. The final landscape plan will reflect the intent of the Specific Plan by emphasizing native plants. The project will require the removal of 97 oak trees which will be replaced as a mitigation measure on a one-for-one basis. An Oak Tree Report and an Ornamental Tree report are attached to this file. The proposed building height of 27 feet will not interfere with scenic views and landscaping on La

Tuna Canyon and will be set back to enhance the scenic corridor. The applicant is proposing that a significant portion of the site be dedicated as open space with a conservation easement setting aside the land in perpetuity.

2) *That the project is consistent with the General Plan*

The subject property is located within the area covered by the Sunland-Tujunga-Shadow Hills-Lakeview Terrace-East La Tuna Canyon Community Plan, which was adopted by the City Council on November 18, 1997 (CPC 95-0358-CPU). The Plan map designates the property as Low Medium I Residential with corresponding densities of R2, RD3, RD4, RZ3, RZ4, RU and RW1 similar to other properties east of the subject property across Tujunga Canyon Blvd. A further Footnote on the Sunland-Tujunga Community Plan further limits density on the site to the zone of RD5. Footnote #20 specifically states: "Development should be limited to no greater than that permitted by the RD5 Zone and shall be detached housing. Slope density regulations shall apply to areas of this site having a 15% or greater slope"

This project will construct 229 single family detached units under the condominium designation of RD5-1. The homes will be two story, with four bedrooms, approximately 2,200 square feet per unit, with a two car garage with ¼ guest parking space per unit. No deviations or variances are being requested and the described project complies with the General Plan and the associated Footnote #20. No construction is proposed on slopes greater than 15%.

3) *That the project is consistent with any applicable adopted redevelopment plan.*

The proposed project is not within the geographic boundaries of an adopted redevelopment plan.

4) *That the project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, load areas, lighting, landscaping, trash collections, and other such pertinent improvements, which is or will be compatible with existing and future developments, which is or will be compatible with existing and future development on the neighboring properties.*

The large size of the site allows for a design that creates rare opportunities for detached single family housing. The creates an opportunity to develop a product that emulates the similar variation of housing stock that lies directly to the west of this site across Tujunga Canyon and the newly created site just south west from the site off of Honolulu Ave. The project substantially assists the City of Los Angeles in meeting its goals as set forth in the Housing Element of the General Plan.

Off-street parking is proposed in conformance with the City of Los Angeles Advisory Agency's policy of 2 and ¼ per unit. The subject property has access to major freeway off-ramps in both directions within a half mile . The adjacent roads are designated major

and secondary highways. La Tuna Canyon is currently operating below its capacity and the project proposes road widening improvements along Tujunga Canyon.

Buildings are not proposed for higher than 27 feet reducing the appearance of massing on the site and landscape designs will incorporate native species. The buildings will blend into the backdrop of the hills behind the project. The use of architectural treatments, earth tone colors, and diverse pallets of landscape materials assist the project's assimilations into the environment. There will be a significant amount of open space provided for this development in perpetuity, intended to assist in offsetting impacts to the loss of this private recreation facility.

5) *That the project incorporates feasible mitigation measures, monitoring measures when necessary or alternatives identified in the environmental review, which would substantially lessen the significant environmental effects of the project, and/or any additional findings as may be required by CEQA.*

The project proposes street signal improvements and road widening along Tujunga Canyon. The applicant also plans to utilize "green building" standards to reduce environmental impacts. A significant amount of land will be set aside in perpetuity in a conservation easement thereby preserving the land as natural open space. The applicant is also open to the development of equestrian trail on the site in consultation with the community. Additional mitigation measures, if identified in the City's environmental determination, will be implemented as required.

The most significant impact will be the removal of 97 Oak Trees on the site which the applicant will restore on a one-for-one basis after the project is complete.

6) *That any project containing residential uses provides its residents with appropriate type and placement of recreational facilities and service amenities in order to improve habitability for the residents and minimize impacts on neighboring properties where appropriate.*

The project provides well over the needed open space required by code for the RD5 zoning designation. The applicant is willing to set aside over half the site for an open space easement open to the general public. The applicant is also willing to construct trails through the open space as determined in consultation with the community. Each owner will also have a back yard area available for recreational purposes. The applicant also plans on contributing any Quimby Fees required by the City of Los Angeles – Department of Parks and Recreation. The applicant also plans to utilize "green building" standards.

**ATTACHMENT D
SITE PLAN REVIEW FINDINGS**

OPTIONAL ADDITIONAL INFORMATION/FINDINGS

SNOWBALL WEST INVESTMENTS, L.P.

MWH DEVELOPMENT

6435 La Tuna Canyon Road

Tujunga, CA 91402

(APNs: 2572-028-030, 2572-021-016, 2572-025-006, 2572-028-032, 2572-021-020, 2572-028-031, 2572-021-021)

PROJECT OVERVIEW

REQUEST

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SITE PLAN REVIEW FINDINGS

1) *That the project complies with all applicable provisions of the Los Angeles Municipal Code, Planning and Zoning Section and any application specific plan.*

The project is designed consistent with the Community Plan guidelines, City Council qualified conditions and other development standards contained within the development code.

The proposed project will construct 229 single family detached units under the condominium designation of RD5-1. The homes will be two, story, with four bedrooms, approximately 2,100 square feet per unit, with a two car garage with ¼ guest parking space per unit. As described in detail throughout this application and presented in the enclosed plans, the proposed project will meet all applicable provisions of the LAMC.

It also complies with the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan. The project proposes no development on or near ridgelines and no development on slopes greater than 15%. Since the site has already been developed as a golf course the native vegetation has already been substantially removed and new non-native species have been introduced to the site. The final landscape plan will reflect the intent of the Specific Plan by emphasizing native plants. The project will require the removal of 97 oak trees which will be replaced as a mitigation measure on a one-for-one basis. An Oak Tree Report and an Ornamental Tree report are attached to this file. The proposed building height of 27 feet will not interfere with scenic views and landscaping on La

Tuna Canyon and will be set back to enhance the scenic corridor. The applicant is proposing that a significant portion of the site be dedicated as open space with a conservation easement setting aside the land in perpetuity.

2) *That the project is consistent with the General Plan*

The subject property is located within the area covered by the Sunland-Tujunga-Shadow Hills-Lakeview Terrace-East La Tuna Canyon Community Plan, which was adopted by the City Council on November 18, 1997 (CPC 95-0358-CPU). The Plan map designates the property as Low Medium I Residential with corresponding densities of R2, RD3, RD4, RZ3, RZ4, RU and RW1 similar to other properties east of the subject property across Tujunga Canyon Blvd. A further Footnote on the Sunland-Tujunga Community Plan further limits density on the site to the zone of RD5. Footnote #20 specifically states: "Development should be limited to no greater than that permitted by the RD5 Zone and shall be detached housing. Slope density regulations shall apply to areas of this site having a 15% or greater slope"

This project will construct 229 single family detached units under the condominium designation of RD5-1. The homes will be two story, with four bedrooms, approximately 2,100 square feet per unit, with a two car garage with ¼ guest parking space per unit. No deviations or variances are being requested and the described project complies with the General Plan and the associated Footnote #20. No construction is proposed on slopes greater than 15%.

3) *That the project is consistent with any applicable adopted redevelopment plan.*

The proposed project is not within the geographic boundaries of an adopted redevelopment plan.

4) *That the project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, load areas, lighting, landscaping, trash collections, and other such pertinent improvements, which is or will be compatible with existing and future developments, which is or will be compatible with existing and future development on the neighboring properties.*

The large size of the site allows for a design that creates rare opportunities for detached single family housing. The creates an opportunity to develop a product that emulates the similar variation of housing stock that lies directly to the west of this site across Tujunga Canyon and the newly created site just south west from the site off of Honolulu Ave. The project substantially assists the City of Los Angeles in meeting its goals as set forth in the Housing Element of the General Plan.

Off-street parking is proposed in conformance with the City of Los Angeles Advisory Agency's policy of 2 and ¼ per unit. The subject property has access to major freeway off-ramps in both directions within a half mile . The adjacent roads are designated major

and secondary highways. La Tuna Canyon is currently operating below its capacity and the project proposes road widening improvements along Tujunga Canyon.

Buildings are not proposed for higher than 27 feet reducing the appearance of massing on the site and landscape designs will incorporate native species. The buildings will blend into the backdrop of the hills behind the project. The use of architectural treatments, earth tone colors, and diverse pallets of landscape materials assist the project's assimilations into the environment. There will be a significant amount of open space provided for this development in perpetuity, intended to assist in offsetting impacts to the loss of this private recreation facility.

5) *That the project incorporates feasible mitigation measures, monitoring measures when necessary or alternatives identified in the environmental review, which would substantially lessen the significant environmental effects of the project, and/or any additional findings as may be required by CEQA.*

The project proposes street signal improvements and road widening along Tujunga Canyon. The applicant also plans to utilize "green building" standards to reduce environmental impacts. A significant amount of land will be set aside in perpetuity in a conservation easement thereby preserving the land as natural open space. The applicant is also open to the development of equestrian trail on the site in consultation with the community. Additional mitigation measures, if identified in the City's environmental determination, will be implemented as required.

The most significant impact will be the removal of 97 Oak Trees on the site which the applicant will restore on a one-for-one basis after the project is complete.

6) *That any project containing residential uses provides its residents with appropriate type and placement of recreational facilities and service amenities in order to improve habitability for the residents and minimize impacts on neighboring properties where appropriate.*

The project provides well over the needed open space required by code for the RD5 zoning designation. The applicant is willing to set aside over half the site for an open space easement open to the general public. The applicant is also willing to construct trails through the open space as determined in consultation with the community. Each owner will also have a back yard area available for recreational purposes. The applicant also plans on contributing any Quimby Fees required by the City of Los Angeles – Department of Parks and Recreation. The applicant also plans to utilize "green building" standards.

ATTACHMENT E
PROJECT PERMIT COMPLIANCE APPLICATION
SAN GABRIEL/VERDUGO MOUNTAINS
SCENIC PRESERVATION SPECIFIC PLAN

ADDITIONAL INFORMATION/FINDINGS
SNOWBALL WEST INVESTMENTS, L.P.

MWH DEVELOPMENT
6435 La Tuna Canyon Road
Tujunga, CA 91402

(APNs: 2572-028-030, 2572-021-016, 2572-025-006, 2572-028-032, 2572-021-020,
2572-028-031, 2572-021-021)

Project Overview

The Applicant, MWH Development, proposes to construct 229 single family detached units under the condominium designation of RD5-1. The homes will be two, story, with four bedrooms, approximately 2,200 square feet per unit, with a two car garage with ¼ guest parking space per unit on an approximately 58 acre property consisting of seven contiguous parcels. This project does not include one parcel directly north of the subject property and two parcels directly south of the site across La Tuna Canyon Blvd. (APNs: 2572-023-023, 2572-021-017, 2572-023-012) that are part of the current development operations of this site known as the Verdugo Hills Golf Course. The proposed project is located at 6435 La Tuna Canyon Road (the “subject property”), which is within the Sunland-Tujunga Community of the City of Los Angeles.

Findings

That the project substantially complies with the applicable regulations, findings, standards and provisions of the specific plan.

The project is not located near any prominent ridgelines as identified in the San Gabriel/Verdugo Hills Specific Plan (the “Specific Plan”). The adjacent ridgeline near the project is already developed with single family homes. This project proposes no new development near the ridgeline. This project also proposes no development in areas with greater than 15% slope. This is to comply with the spirit and intent of the Specific Plan to limit the amount of development in hillside areas. The project will be located on the flat areas of the existing golf course.

The Specific Plan also places an emphasis on the utilization of native planting materials in new construction projects. The applicant is prepared to rely heavily on native plants in its landscape design which will improve the current conditions of the site. As an operating golf course, many non-native species have been introduced to the subject property and the natural landscape has been substantially altered.

The project meets the spirit and intent of the Specific Plan by confining development to the existing developed areas of the golf course. No scenic views, native habitat or scenic corridors will be impacted more than they already have been.

That the project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environment review which would mitigate the negative environmental effects of the project, to the extent physically feasible.

The project has been designed with consideration to reducing environmental impacts that may be associated with its construction and operation. Additional mitigation measures, if identified in the City's environmental determination, will be implemented as required.

La Tuna Canyon and the 210 Freeway are designated as Scenic Highways under the Specific Plan. In addition to the hillside preservation measures outlined above, the project will also provide additional landscaping along La Tuna Canyon to enhance the character of the scenic corridor.

The project will also require the removal of approximately 97 Oak Trees due to construction. The applicant is proposing that the trees be replaced on a one-for-one basis somewhere on the site. The trees identified for removal are located within the irrigation areas of the golf course. Excessive irrigation is a common problem when oaks are watered too frequently or during the summer months leading to poor tree health. Most of the trees are below a "C" grade in health. (see attached tree report – trees numbered 1 to 97)

Traffic issues will be identified during the preparation of traffic studies. The applicant is prepared to improve and widen sections of Tujunga Avenue as well as any needed transportation improvements or other mitigation measures identified by the traffic study.