



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT



Los Angeles City Planning Commission

Date: January 28, 2010
Time: After 8:30 a.m.
Place: Marvin Braude San Fernando Valley
Constituent Service Center
6262 Van Nuys Boulevard, 2nd Floor
Van Nuys, CA 91401

Public Hearing: 11/02/09
Appeal Status: Zone Change appealable to City
Council by applicant if disapproved
in whole or part.
Expiration Date: 04/28/10
Multiple Approval: Pursuant to LAMC Section 12.36 C

Case No.: CPC-2008-2559-GPA-ZC-
CU
CEQA No.: ENV-2008-2560-MND
Council No.: 7- Richard Alarcon
Plan Area: Mission Hills-Panorama
City-North Hills
Specific Plan: N/A
Certified NC: Panorama City
GPLU: Limited Commercial
Zone: [Q]CR-1VL, (Q)P-1VL

Applicant: Dann Narveson, SCI Cal
Funeral Services, Inc.
Representative: Greg Jackson, Rosenheim &
Associates, Inc.

PROJECT LOCATION: 14629 W. Nordhoff Street & 9106 – 9112 N. Tobias Avenue

PROPOSED PROJECT: Tenant improvements of an existing 5,106 square-foot office building, approximately 15-feet, 7-inches in height, for the use and maintenance of a funeral parlor consisting of a 1,339 square-foot chapel, 1,016 square-feet of office and accessory uses, and viewing/congregating rooms, with 42 parking spaces on a 0.52 acre site.

REQUESTED ACTION:

1. Pursuant to Section 11.5.6 of the Municipal Code, a **General Plan Amendment** (Periodic Plan Review for Window No. 177, Geographic Area 1) to the Mission Hills–Panorama City-North Hills Community Plan from Limited Commercial to Neighborhood Office Commercial;
2. Pursuant to; Section 12.32 F of the Municipal Code, a **Zone Change** from [Q]CR-1VL (Limited Commercial Zone) and (Q)P-1VL (Automobile Parking Zone) to [Q]C2-1VL (Commercial Zone);
3. Pursuant to Section 12.24.W.29 of the Municipal Code, a **Conditional Use** to permit a funeral parlor in the C2, C4, C5, CM or M1 Zones. And
4. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Mitigated Negative Declaration (MND) for the above referenced project;

RECOMMENDED ACTIONS:

1. **Approve** and **Recommend** that the City Council **Adopt** the requested **General Plan Amendment** (Periodic Plan Review for Window No. 177, Geographic Area 1) to the Mission Hills–Panorama City-North Hills Community Plan from Limited Commercial to Neighborhood Commercial.
2. **Approve** and **Recommend** that the City Council **Adopt** a **Zone Change** from [Q]CR-1VL (Limited Commercial Zone) and (Q)P-1VL (Automobile Parking Zone) to [T][Q]C2-1VL (Commercial Zone), subject to the attached Conditions of Approval.

3. **Approve** pursuant to Section 12.24.W.29 of the Municipal Code, a **Conditional Use** to permit a funeral parlor in the C2 Zone.
4. **Adopt** Mitigated Negative Declaration **ENV-2008-2560-MND** and associated **Findings**.
5. **Adopt** the attached Findings.
6. **Advise** the applicant that, pursuant to State fish and Game Code Section 711.4, a Fish and Game Fee and / or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

S. GAIL GOLDBERG, AICP
Director of Planning

Daniel Scott, Principal City Planner

Lynda J. Smith, Hearing Officer
Telephone: (213) 978-1170

TABLE OF CONTENTS

Project Analysis	A-1
Project Summary	
Background	
Issues	
Conclusion	
[Q] Qualified Conditions of Approval	Q-1
[T] Conditions	T-1
Conditions of Approval.....	C-1
Findings	F-1
General Plan/Charter Findings	
Entitlement Findings	
CEQA Findings	
Public Hearing and Communications.....	P-1

Exhibits:

A – Maps

A1 – Vicinity Map

A2 – Radius Map

A3 – Plan Map

B - Plans

Site Plan

Elevation Plan

Landscape Plan

C – Environmental Clearance

D – Photos

PROJECT ANALYSIS

Project Summary

The subject entitlements are a **General Plan Amendment** to the Mission Hills–Panorama City-North Hills Community Plan from Limited Commercial to Neighborhood Office Commercial, a **Zone Change** from [Q]CR-1VL and (Q)P-1VL to [Q]C2-1VL, and a **Conditional Use** to permit a funeral parlor in the C2, Zone, for Tenant improvements of an existing 5,106 square-foot office building, approximately 15-feet, 7-inches in height, for the use and maintenance of a funeral parlor consisting of a 1,339 square-foot chapel, 1,016 square-feet of office and accessory uses, and viewing/congregating rooms, with 42 parking spaces on a 0.52 acre site.

Streets and Surrounding Land Use

Nordhoff Street is designated as a Class II Major Highway, dedicated to a width of 100 feet and improved with sidewalk, curb and gutter.

Tobias Avenue is a designated Local Street, dedicated to a width of 60 and improved with sidewalk, curb and gutter

East: Medical Office zoned [Q]CR1VL with General Plan Land Use (GPLU) – Limited Commercial; retail commercial uses and parking zoned [Q]C2-1VL with GPLU of Neighborhood Commercial.

West: Multiple Family residential uses zoned (Q)RD 1-5-1, (T)(Q)RD3-1, R3 with GPLU of Low Medium II and Medium Density Residential; Single family uses (at Cedros Ave) zoned RA-1 with GPLU of Low Residential.

North: Tobias Avenue Park zoned RA-1 GPLU Low Residential Density; Multiple family residential zoned (Q)RD1.5-1, (Q)R3-1 with GPLU designation of LMII and Med Density Residential;

South: (Across Nordhoff Street): DWP Electric Facility zoned PF-1 GPLU – Public Facility; Commercial and Neighborhood serving retail and office uses (ie market, restaurant, salon) zoned [Q]C2-1VL GPLU – Neighborhood Commercial; vacant land and multiple family uses zoned R3-1 with GPLU designation of Medium Density Residential.

Background

The subject site is located one block east of Van Nuys Boulevard in the Panorama City neighborhood at the corner of Nordhoff Street and Tobias Avenue. It is a flat rectangular lot approximately 22,716 square feet in area. An existing structure is located on the southern portion of the site facing Nordhoff Street , with 42 parking spaces located to the rear in a surface parking lot.

The proposed use is a funeral home to be operated by the Applicant, SCI CAL Funeral Services. The applicant will make improvements to the existing structure (a vacant office) previously used as a union hall. The improvements would include reordering of interior rooms to accommodate offices, a main chapel area, viewing area and other associated uses. The main

entrance of the use will be along the building's eastern frontage. Parking will be provided to the rear of the site, with access from Tobias Avenue. All parking will occur on-site.

The subject site is zoned [Q]CR-1VL (Limited Commercial Zone) and (Q)P-1VL (Automobile Parking Zone). There is a permanent Q Condition which states: Pursuant to Ordinance No. 164,750, (Effective Date 05/29/89) there shall be no multiple residential development, including hotels and motels, which exceeds the density permitted in the RD1.5 zone. In addition, Q Conditions 1 through 6 in Section 2 of Ordinance No. 144,775 (Effective 7/12/73) are incorporated herein by this reference.

Additionally, Footnote No. 7 of the Mission Hills-Panorama City-North Hills Community Plan states,

There shall be no multiple residential development which exceeds the density of the adjacent or surrounding residential density unless appropriately conditioned by the City Planning Commission and/or City Council to mitigate adverse impacts and to assure development harmonious and compatible with the surrounding neighborhood.

The proposed use is commercial office and will not include any residential use. All other required Q Conditions have been made part of the subject Conditions of Approval.

Conclusion

The proposed General Plan Amendment and Zone Change are consistent with the Mission Hills-Panorama City-North Hills Community Plan. The proposed project is compatible with existing development and will support the physical and economic development of the Panorama City neighborhood.

[Q] QUALIFIED CONDITIONS OF APPROVAL

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

A. Entitlement Conditions.

1. **Use.** The use and development of the subject property shall comply with all provisions of the [Q]C2-1VL Zone, except where conditions herein may be more restrictive. Pursuant to Ordinance No. 164,750, (Effective Date 05/29/89) there shall be no multiple residential development, including hotels and motels, which exceeds the density permitted in the RD1.5 zone. In addition, Q Conditions 1 through 6 in Section 2 of Ordinance No. 144,775 (Effective 7/12/73) are incorporated as modified herein.
2. **Site Plan.** Prior to the issuance of any building permit, detailed development plans, including a complete landscape and irrigation plan and a parking area and driveway plan, shall be submitted to the Planning Department for review and sign-off clearance. These plans shall be in substantial conformance with the plot plan, elevations and landscape plans dated **January 28, 2010**, attached to the administrative file. The plans shall comply with applicable provisions of the Municipal Code, the subject conditions herein and the intent of the subject permit authorization.
3. **Parking.** A minimum of 42 paved, striped parking spaces shall be provided and maintained on site, pursuant to LAMC Section 12.21 A 4. Prior to the issuance of any building permit, the applicant shall submit a parking and driveway plan to the Bureau of Engineering and Department of Transportation, Valley District Office, for review and approval.
4. **Landscape.** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the decision maker.
5. **Landscape Buffer.** A maximum five-foot wide landscape buffer shall be planted adjacent to the north property line.
6. **Lights.** Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent premises or residential zones.
7. **Height.** The height of all buildings and structures on the subject property shall not exceed 15 feet 7 inches, as defined by Sections 12.03 and 12.21.1 B 3(a) and (b) of the Los Angeles Municipal Code. Any structures on the roof, such as air conditioning units and other equipment, shall be fully screened from view of any abutting residential properties.
8. **Graffiti.** Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from graffiti, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.
9. **Trash and Storage Area(s).** Solid masonry block walls, a minimum of six feet in height, shall enclose trash and other storage areas. There shall be no openings except for

gates. The areas shall be buffered so as not to result in noise, odor or debris impacts on any adjacent uses. Any outside trash containers on the subject property shall be enclosed and shall be located so as not to result in noise or smell impacts on any adjacent residential use. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.

10. **Maintenance.** The subject property including associated parking facilities, sidewalks, and landscaped planters adjacent to the exterior walls along the all property lines shall be maintained in an attractive condition and shall be kept free of trash and debris.

B. Environmental Conditions.

11. **Surface Parking.** A minimum of one 24-inch box tree (minimum trunk diameter of two inches and a height of eight feet at the time of planting) shall be planted for every four new surface parking spaces. The trees shall be dispersed within the parking area so as to shade the surface parking area and shall be protected by a minimum 6-inch high curb, and landscape. Automatic irrigation plan shall be approved by the City Planning Department. Palm trees shall not be considered in meeting this requirement. The genus or genera of the tree(s) shall provide a minimum crown of 30" – 50". Please refer to the City of Los Angeles Landscape Ordinance (Ord. No. 170,978), guidelines K – Vehicular Use areas.
12. **Surface Parking Landscaping.** The project shall dedicate a minimum of 7% of the surface parking lot area to landscaping. A landscape buffer shall be provided along all public streets.

C. Administrative Conditions.

13. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.
14. **Code Compliance.** Area, height and use regulations of the zone classification of the subject property shall be complied with, except where herein conditions may vary.
15. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assigns. The agreement shall be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
16. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.
17. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.

18. **Building Plans.** Page 1 of the grant and all the conditions of approval shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety.
19. **Project Plan Modifications.** Any corrections and/or modifications to the Project plans made subsequent to this grant that are deemed necessary by the Department of Building and Safety, Housing Department, or other Agency for Code compliance, and which involve a change in site plan, floor area, parking, building height, yards or setbacks, building separations, design or lot coverage, shall require a referral of the revised plans back to the Department of City Planning for additional review and final sign-off prior to the issuance of any building permit in connection with said plans. This process may require additional review and/or action by the appropriate decision making authority including the Director of Planning, City Planning Commission, Area Planning Commission, or Board.
20. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

CONDITIONS FOR EFFECTUATING [T] TENTATIVE CLASSIFICATION REMOVAL

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

1. **Dedication(s) and Improvements:** Prior to the issuance of any building permits, public improvements and dedications for streets and other rights-of-way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation, Fire Department (and other responsible City, regional, and Federal government agencies, as may be necessary).

A. Dedications Required:

Nordhoff Street (Major Highway – Class II) – A 2-foot wide strip of land along the property frontage to complete a 52-foot half right-of-way in accordance with Major Highway – Class II standards, including a 20-foot radius property line return at the intersection with Tobias Avenue.

Tobias Avenue (Local Street) – None.

B. Improvements Required:

Nordhoff Street - Construct additional concrete sidewalk in the dedicated area to complete a 12-foot full-width concrete sidewalk.

Tobias Avenue – Construct additional concrete sidewalk to complete a 12-foot full width sidewalk and remove the tree stump along this street.

2. Responsibilities/Guarantees.

As part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.

Prior to issuance of sign-offs for final site plan approval and/or project permits by the Department of City Planning, the applicant/developer shall provide written verification to the Department of City Planning from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to the project design required by a public agency shall be documented in writing and submitted for review by the Department of City Planning.

3. **Street Lighting.** Street lighting and street light relocation may be required satisfactory to the Bureau of Street Lighting (213)847-1551.

4. **Street Trees.** Install tree wells with root barriers and plant street trees to the satisfaction

of the City Engineer and the Urban Forestry Division of the Bureau of Street Services. Some tree removal in conjunction with the street improvements may require Board of Public Works approval. The private engineer should contact the Urban Forestry Division for further information (213) 847-3077.

Trees: Board of Public Works approval shall be obtained prior to the issuance of the Certificate of Occupancy of the development project, for the removal of any tree in the existing or proposed public right-of-way area associated with the improvements requirements outlined herein. The Bureau of Street Services, Urban Forestry division, is the lead agency for obtaining Board of Public Works approval for removal of such trees.

5. **Sewers.** Sewer lines exist in Nordhoff Street and Tobias Avenue. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
6. No major drainage problems are involved.
7. **Parking/Driveway Plan.** Prior to the issuance of any building permit, the applicant shall submit a parking and driveway plan to the Bureau of Engineering and Department of Transportation, Valley District Office, for review and approval.
8. Obtain a revocable permit from the Valley District Office of the Bureau of Engineering for any structures, wall, fence and landscaping to remain in the dedicated right-of-way (818) 374-4621.
9. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded by the property owner in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. Further, the agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date must be given to the City Planning Department for attachment to the subject file.

Note: The Department of Transportation may have additional requirements for the dedication and improvements.

Notice: The Certificates of Occupancies for the subject property will not be issued by the City until the construction of all the public improvements (streets, sewers, storm drains, etc.), as required herein, are completed to the satisfaction of the City Engineer.

CONDITIONS OF APPROVAL

- A. **Conditional Use Entitlement Condition.** The use and development of the subject property shall be limited to a funeral parlor consisting of office, accessory uses and viewing/congregating rooms.

FINDINGS

General Plan. The subject property is located within the Mission Hills-Panorama City-North Hills Community Plan, which was adopted by the City Council on June 9, 1999 (Case No. CPC 95-0353 CPU). The Plan map designates the subject property as Limited Commercial with corresponding zones of: C1, P, CR, RAS3 and RAS4. Footnote No. 7 of the Mission Hills-Panorama City-North Hills Community Plan states,

There shall be no multiple residential development which exceeds the density of the adjacent or surrounding residential density unless appropriately conditioned by the City Planning Commission and/or City Council to mitigate adverse impacts and to assure development harmonious and compatible with the surrounding neighborhood.

Community Plan Text. The Mission Hills-Panorama city-North Hills Community Plan states, *The commercial land use policies reflect the need to locate new commercial uses in the community to facilitate convenient shopping and easy access to professional services. Redevelopment of existing commercial corridors and areas, and conversion of existing structures to more appropriate uses should result in the physical and aesthetic upgrading of these areas.* The Mission Hills-Panorama City-North Hills Community Plan contains the following Goals, Objectives and Policies:

GOAL 2 A STRONG AND COMPETITIVE COMMERCIAL SECTOR WHICH BEST SERVES THE NEEDS OF THE COMMUNITY THROUGH MAXIMUM EFFICIENCY AND ACCESSIBILITY WHILE PRESERVING THE UNIQUE COMMERCIAL AND CULTURAL CHARACTER OF THE COMMUNITY.

Objective 2-1 To conserve, strengthen, and encourage investment in all commercial districts.

Policy 2-1.1 New commercial uses shall be located in existing established commercial areas or existing shopping centers.

Program: The Plan Map identifies specific areas where commercial development is permitted.

Policy 2-1.2 Require that projects be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development.

Program: Chapter V - Urban Design, proposes policies for commercial development which address this policy; the Plan also ensures more compatibility by downsizing and/or establishing more restrictive height limits.

Objective 2-3 To enhance the appearance of commercial districts.

Policy2-3.1 Require that any proposed development be designed to enhance and be compatible with adjacent development.

Program: Implement conformance with policies identified in the Design Guidelines of the Plan.

Policy 2-3.3 Improve safety and aesthetics of parking areas in commercial areas.

Program: Design policies for parking areas established in the Design Guidelines implement this policy.

Policy 2-4.1 Protect commercial plan designations so that commercial development is encouraged.

Program: The Plan maintains the current amounts of commercial land use designations to implement this policy.

The proposed project meets the above objective to locate new commercial uses in existing established commercial areas as the project is tenant improvements to an existing office building which will become a funeral parlor with existing on site parking for 42 vehicles. The funeral parlor will replace an existing use (office/union hall) on a site currently designated for Commercial uses.

The proposed project will include exterior improvements to the existing structure. The proposed project has been conditioned to provide landscape buffers along the street frontage and adjacent to any residential use. Additional landscaping is also being required within the surface parking area. These landscape improvements will buffer the street from the parking area and will soften the building walls. In addition, all lighting will be directed onto the site reducing potential glare on adjacent properties. Other Conditions of approval require that the site be kept free of graffiti and trash and that general site maintenance be conducted. These proposed Conditions will support the physical improvement of the site while increasing compatibility with existing uses.

Charter Sections 556 and 558. The recommended General Plan Amendment from Limited Commercial to Neighborhood Commercial **does comply** with Charter Sections 556 and 558 in that the recommended amendment reflects the land use patterns, trends and uses in the immediate area and furthers the intent, purposes and objectives of the Mission Hills-Panorama city-North Hills Community Plan.

The proposed General Plan Amendment from Limited Commercial to Neighborhood Commercial and associated Zone Change from [Q]CR-1VL and (Q)P-1VL to [Q]C2-1VL are consistent with the Mission Hills-Panorama city-North Hills Community Plans Objectives and Policies to: Locate new commercial uses in existing established commercial areas; Require that projects be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development; Require that any proposed development be designed to enhance and be compatible with adjacent development; Improve safety and aesthetics of parking areas in commercial areas.

Zone Change Findings

- a. Pursuant to Section 12.32 C 7 of the Municipal Code, and based on these findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.***

The requested zone change from [Q]CR-1VL and (Q)P-1VL to [Q]C2-1VL is consistent with the requested General Plan Land Use Designation of Neighborhood Commercial and is within the range of corresponding zone(s) (which include C1, C1.5, C2, C4, RAS3, RAS4 and P) permitted by such. The subject site is located within the Mission Hills-Panorama City-North Hills Community Plan area at the corner of Nordhoff Street and Tobias Avenue.

Footnote No 7 of the Mission Hills-Panorama City-North Hills Community Plan prohibits multiple residential development which exceeds the density of the adjacent or surrounding residential density unless appropriately conditioned by the City Planning Commission and/or City Council to mitigate adverse impacts and to assure development harmonious and compatible with the surrounding neighborhood. In addition, Ordinance No. 164,750, (Effective Date 05/29/89), further prohibits multiple residential development, including hotels and motels, which exceeds the density permitted in the RD1.5 zone. The proposed use is an office building which consists of a funeral parlor, office, accessory uses and viewing/congregating rooms with surface parking to the rear.

The proposed Zone of [Q]C2-1VL is consistent with the existing pattern of development in the immediate area which includes RA-1, (T)(Q)RD3-1, (Q)RD1.5-1, R3-1, [Q]C1-1VL, [Q]C2-1VL, P-1VL and PF-1. General Plan Land Use Designations include: Low, Low Medium II and Medium Residential, Public Facility and Neighborhood Commercial. Existing uses include multiple family residential uses, neighborhood serving office and commercial uses, the Tobias Avenue Park and Public Facility (Electric station). The area is generally characterized by 1 to 3 story buildings, with minimal landscaping along the commercial frontages. The subject site contains an existing, 1 story office use with parking in the rear. The main commercial frontage is along Nordhoff Street and is immediately adjacent to other office uses. The block also contains a large, commercial site with parking located in the front at the corner of Nordhoff Street and Van Nuys Boulevard.

The proposed use is a conversion of the existing building to a funeral parlor with associated uses. The applicant proposes to make improvements to the existing structure and parking lot, which is located to the rear of the site and takes access from Tobias Avenue. The proposed use has been conditioned to meet all requirements of the existing [Q] Conditions established by Ordinance No. 164,750. The proposed use is consistent with the intent and Purposes of the Mission Hills-Panorama City-North Hills Community Plan to expand and improve neighborhood serving commercial uses. The requested Zone Change is compatible with the existing pattern of development in the area, and consistent with the proposed General Plan Land Use Designation of Neighborhood Commercial.

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

Conditional Use Findings. Pursuant to Section 12.24.W.29 of the Municipal Code, a Conditional Use to permit a funeral parlor in the C2, C4, C5, CM or M1 Zones

- a. ***The location of the project will be desirable to the public convenience and welfare.***

The subject project site is located at the corner of Nordhoff Street and Tobias Avenue within the Mission Hills-Panorama City-Mission Hills Community Plan area. The site is comprised of two lots totaling approximately 22,716 square feet in area and contains an existing on-story office building that was formerly utilized as a union meeting hall. The use is currently vacant. The subject entitlement request will permit use of a proposed funeral home in the [Q]C2-1VL zone.

The proposed project includes physical improvements to the property and conversion of the existing use to a funeral home. The proposed use is desirable to the public convenience and welfare in that it will improve a currently underutilized parcel and will provide a neighborhood serving use to the community. The physical improvement of the site through increased landscaping along the building frontages and within the existing surface parking lot, in conjunction with maintaining all 42 of the existing on-site parking spaces, will support the physical rehabilitation of the Panorama City Community and will encourage economic development through the development of new business in the area.

b. The proposed project will be proper in relation to adjacent uses or the development of the community.

The proposed Zone of [Q]C2-1VL is consistent with the existing pattern of development in the immediate area which includes RA-1, (T)(Q)RD3-1, (Q)RD1.5-1, R3-1, [Q]C1-1VL, [Q]C2-1VL, P-1VL and PF-1. General Plan Land Use Designations include: Low, Low Medium II and Medium Residential, Public Facility and Neighborhood Commercial. Existing uses include multiple family residential uses, neighborhood serving office and commercial uses, the Tobias Avenue Park and Public Facility (Electric station). The area is generally characterized by 1 to 3 story buildings, with minimal landscaping along the commercial frontages. The subject site contains an existing, 1 story office use with parking in the rear. The main commercial frontage is along Nordhoff Street and is immediately adjacent to other office uses. The block also contains a large, commercial site with parking located in the front at the corner of Nordhoff Street and Van Nuys Boulevard.

As indicated above the subject site is located on an existing commercial corner, one block west of Van Nuys Boulevard. The subject site is located immediately adjacent to and across the street from neighborhood serving commercial and office uses, and a public facility (DWP Station). To the immediate north are the Tobias Avenue Park and multiple-family residential uses. The existing structure is separated from the park by surface parking and a small landscape buffer. It is also separated from other existing multiple-family residential uses which are located to the west across Tobias Avenue (a designated Local Street) and to the south across Nordhoff Street (a designated Major Highway Class II) and is both proper in relation to adjacent uses and the development of community.

c. The proposed project will not be materially detrimental to the character of development in the immediate neighborhood.

The Mission Hills-Panorama City-North Hills Community Plan contains Goals, Objectives and Policies which promote a strong commercial sector that serves the need of the community through accessibility, while encouraging investment in all commercial districts. Additionally, the development of high physical quality, character and compatible commercial uses is encouraged. The proposed project meets these standards through its' location near existing residential, commercial and office uses, physical improvement of the site, retention of needed on-site parking and development of a new neighborhood serving business, and is therefore, not materially detrimental to the character of development in the immediate community.

d. The location of the project will not be materially detrimental to the public welfare or injurious to the properties or improvements in the affected community.

The proposed use is a funeral home and will occupy a vacant building that was previously used as a union hall. The redevelopment of the site will not be materially detrimental to the public welfare or improvements in the community in that the proposed tenant improvements will enhance the physical appearance of the community, will not contribute to off-street parking issues and will support the economic development of the community while providing a community serving use.

e. *The proposed project will be in harmony with the various elements and objectives of the General Plan.*

Development of the proposed use meets the following Goals, Objectives and Policies of the Mission Hills-Panorama City-North Hills Community Plan. The proposed project meets the Community Plan Objective to locate new commercial uses in existing established commercial areas as the proposed project is tenant improvements to an existing office building which will become a funeral parlor. The funeral parlor will replace an office/union hall on a site that is proposed to be designated for Neighborhood and Office Commercial uses. The physical improvement of the site through increased landscaping along the building frontages and within the existing surface parking lot, in conjunction with maintaining all 42 of the existing on-site parking spaces, will support the physical rehabilitation of the Panorama City Community and will encourage economic development through the development of new business in the area.

The proposed project will include exterior improvements to the existing structure and meets the standards proposed in the Urban Design Chapter of the Mission Hills-Panorama City-North Hills Community Plan. The proposed project has been conditioned to provide landscape buffers along the street frontage and adjacent to residential uses. Additional landscaping is also being required within the surface parking area. These landscape improvements will buffer the street from the parking area and will soften the building walls. In addition, all lighting will be directed onto the site reducing potential glare on adjacent properties. Other Conditions of approval require that the site be kept free of graffiti and trash and that general site maintenance be conducted. These proposed Conditions will support the physical improvement of the site while increasing compatibility with existing uses.

The proposed use is compatible with the existing physical development of the community, is a permitted use in the proposed [Q]C2-1VL zone and is therefore, consistent with the proposed General Plan Land Use Designation of Neighborhood Commercial.

CEQA Findings

A Mitigated Negative Declaration (ENV-2008-2560-MND) was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND, there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street.

PUBLIC HEARING AND COMMUNICATIONS

The public hearing for this matter was held Monday November 2, 2009 at the Marvin Braude San Fernando Valley Constituent Service Center hearing room. There were approximately 8 persons in attendance. A presentation of the requested entitlements and project description was made by the project representative. There was no testimony presented in objection to the proposed project or entitlement requests.

Correspondence dated Thursday October 23, 2008 from the Panorama City Neighborhood Council was submitted to the administrative file. The correspondence indicated that after requesting that the Applicant hold a second public information meeting, the Land Use Committee would forward a recommendation to the PCNC Board regarding the proposed project and entitlement requests. A second public information meeting was conducted and a recommendation to support the request was forwarded to the Board. The board voted to support the proposed project and subject entitlements.