

**INITIAL STUDY ASSESSMENT FORM (ISAF) FOR TRAFFIC IMPACTS**

EAF Case No.: **ENV-2006-9074-EAF**  
 Existing Zone: **C1-1VL and P-1VL**

Project Address: **8737 Fenwick Street, Sunland, CA 91040**  
 Requested Zone: **RAS3-1**

**Project Description:** Zone Change Request from a split-zoned site (P-1VL and C1-1VL) to RAS3-1 in anticipation of filing a Tentative Tract Map to develop a three-story, 76,914 square-foot, 49 condominium development with 129 proposed subterranean parking spaces, on a 55,889 square-foot site.

**Lot Size:** 55,889 square-feet

**Existing Square Footage:** 11,500 square-feet (1 story building with existing parking information not provided)

**Proposed Square Footage:** 76,914 square-feet (3 stories above grade and 1 level of subterranean parking)

**Current Land Use:** Certificate of Occupancy: "Restaurant" constructed in 1965 (currently closed). A Banquet and Catering Company is currently operating from this location.

**Proposed Land Use:** 49-Unit Condominium Development

**Requested Entitlements:** Zone Change

**Hauling:** Approximately 15,000 cubic yards will be transported

**Notes:** Community Concerns regarding vehicular "short-cuts" on Oswego Street between Sable Avenue and Turnbow Drive (north of the subject site).

**Applicant/Agent:** **Robert B. Lamishaw c/o JPL Zoning Services, Inc. (agent)** Tel. #: **818/781-0016**  
**6263 Van Nuys Boulevard, Van Nuys, CA 91401**

**Prepared by City Planning:** **Alfredo Perez** Date: **12/12/06** Tel. #: **213-978-1353**

**Preliminary Trip Generation**

Land Use	Size	Trip Generation		
		Daily	AM Peak Hour	PM Peak Hour
Proposed Use				
Condominiums	49 units	287	22	26
Previous Use				
	<b>NET TRIPS</b>	<b>287</b>	<b>22</b>	<b>26</b>

**POTENTIAL TRANSPORTATION & CIRCULATION IMPACTS**

**Traffic Study**  Not Required  Is Required  
**Transportation Ordinance Area**  Yes  No

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to ratio capacity on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Result in inadequate emergency access? N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Result in inadequate parking capacity? N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

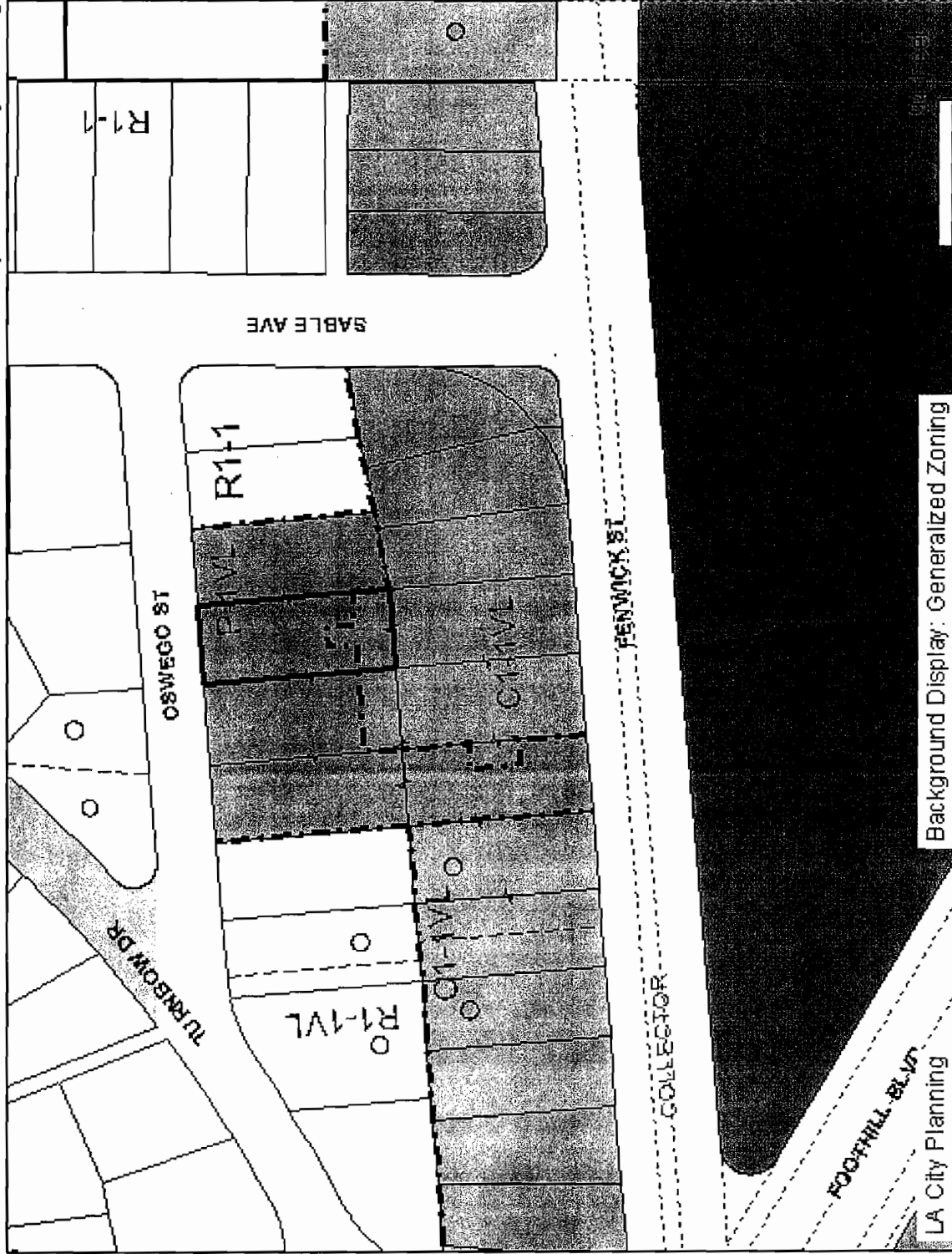
**COMMENTS:** This determination doesn't include approval of site access & internal circulation. Widening & dedication may be required. A minimum W=30' for all two-way driveways & W=16' for all one-way driveways with at least 40' reservoir space from the new property line to any gate or the first parking stall. A final site plan should be submitted to L.A. DOT's Valley Development Review @ 6262 Van Nuys Blvd. 2nd Fl. 320 for approval of driveways & internal circulation. Date: 1/16/07 Tel. #: 818-374-4699

ISAF Prepared by: LADOT: Durve Shamsi

# ZIMAS INTRANET

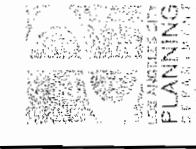
02/05/2007

City of Los Angeles  
Department of City Planning



## Generalized Zoning

OS	RE, RS, R1, RU, RZ, RW1
A, RA	R2, RD, RMP, RW2, R3, RAS3, R4, RAS4, R5
ADP, C1, C1.5, C2, C4, C5, CR, CW, LASED, WC	CM, MR, CCS, M1, M2, LAX, M3, SL
P, PB	PF
HILLSIDE	



Background Display: Generalized Zoning

Address: 8738 W OSWEGO ST  
APN: 2547007022  
PIN #: 207B189 877

Tract: TR 8837  
Block: None  
Lot: 61  
Arb: None

Zoning: C1-1VL, P-1VL  
General Plan: Neighborhood Commercial