

To: The City Council

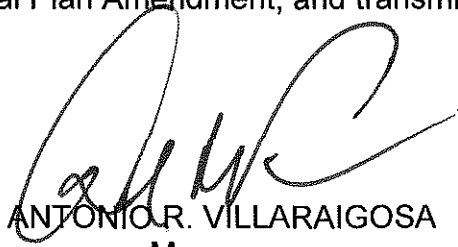
Date: **JUN 19 2009**

From : Mayor

Council District: 12

Proposed General Plan Amendment
for 8401 North Fallbrook Avenue
within the Chatsworth-Porter Ranch Community Plan
(CPC 2007-237-ZC-GPA)

I herewith concur with the Planning Commission's approval of the above-entitled General Plan Amendment, and transmit this matter for your consideration.



ANTONIO R. VILLARAIGOSA
Mayor

DEPARTMENT OF
CITY PLANNING

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

WILLIAM ROSCHEN
PRESIDENT
REGINA M. FREER
VICE-PRESIDENT
SEAN O. BURTON
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ROBIN R. HUGHES
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ANTONIO R. VILLARAIGOSA
MAYOR

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INFORMATION

(213) 978-1270

www.planning.lacity.org

Date Issued:

REVISED

City Plan Case No. CPC-2007-237-ZC-GPA
Council District No. 12
8401 North Fallbrook Avenue, Chatsworth

Honorable Antonio R. Villaraigosa, Mayor
City of Los Angeles
200 N. Spring Street, Room 305
Los Angeles, CA 90012

Dear Mayor Villaraigosa:

A PROPOSED GENERAL PLAN AMENDMENT AND CORRESPONDING ZONE CHANGE FOR THE FOLLOWING PROPERTIES WITHIN THE CHATSWORTH-PORTER RANCH COMMUNITY PLAN:

8401 NORTH FALLBROOK AVENUE

Pursuant to the provisions of Sections 551, 555 and 558 of the City Charter, transmitted herewith is the February 26, 2009, action of the City Planning Commission approving a proposed General Plan Amendment to the Chatsworth-Porter Ranch Community Plan to redesignate the above mentioned property from Minimum Density Residential to Limited Industrial. City Planning Commission in their action also recommended Council adoption of a corresponding zone change from A1-1 to [T][Q]M1-1.

The applicant's request is designed to unify the entire 80 acre campus into a single M1-1 zone is consistent with the development of the site since the 1950's and consistent with the zone change to M1-1 allowed on the northern 29-acre portion of the subject site in 1997 under CPC-1997-94-ZC-GPA-SPR.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation will conform to the City's General Plan, will be compatible with adjacent land uses, and is appropriate for the subject properties.

The proposed General Plan Amendment was submitted to the Mayor whose recommendation will be forwarded to you as specified by Section 11.5.6 of the Los Angeles Municipal Code.

Your action is requested on the proposed plan amendment as specified by Section 11.5.6 of the Los Angeles Municipal Code

THE CITY PLANNING DEPARTMENT RECOMMENDS

That the Mayor recommended that the City Council:

1. **Concur** with the attached Action of the City Planning Commission relative to its approval of the proposed General Plan Amendment for the subject property from Minimum Density Residential to Limited Industrial;
2. **Concur** with the attached Action of the City Planning Commission relative to its approval of the proposed zone change for the subject property from A1-1 to [T][Q]M1-1;
3. **Adopt** the attached Findings of the City Planning Commission as the Findings of the City Council;
4. **Adopt** by Resolution, the plan amendment, as shown in the attached exhibit; and
5. **Find** that the proposed zone change and general plan amendment was issued a proposed Mitigated Negative Declaration No. ENV-2006-10437-MND that has been prepared in accordance with the City's Guidelines for implementation of the California Environmental Quality Act (CEQA).

Sincerely,

A handwritten signature in black ink that reads "S. Gail Goldberg". The signature is written in a cursive, flowing style.

S. GAIL GOLDBERG, AICP
Director of Planning

Attachments:

1. City Planning Case File
2. City Planning Commission action, including Findings
3. Resolution Amending the Community Plan
4. General Plan Amendment Map

DEPARTMENT OF
CITY PLANNING

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Date Issued:

JUN 15 2009

City Plan Case No. CPC-2007-237-ZC-GPA
Council District No. 12
8401 North Fallbrook Avenue, Chatsworth

Honorable Antonio R. Villaraigosa, Mayor
City of Los Angeles
200 N. Spring Street, Room 305
Los Angeles, CA 90012

Dear Mayor Villaraigosa:

**A PROPOSED GENERAL PLAN AMENDMENT FOR THE FOLLOWING
PROPERTIES WITHIN THE CHATSWORTH-PORTER RANCH COMMUNITY PLAN:**

8401 NORTH FALLBROOK AVENUE

Pursuant to the provisions of Sections 551, 555 and 558 of the City Charter, transmitted herewith is the April 23, 2009, action of the City Planning Commission approving a proposed General Plan Amendment to the Chatsworth-Porter Ranch Community Plan to redesignate the above mentioned property from Minimum Density Residential to Limited Manufacturing. The applicant's request is designed to unify the entire 80 acre campus into a single M1-1 zone is consistent with the development of the site since 1950's and, more to the point, consistent with the zone change to M1-1 allowed on the northern 29-acre portion of the subject site in 1997 under CPC-1997-94-ZC-GPA-SPR.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation will conform to the City's General Plan, will be compatible with adjacent land uses, and is appropriate for the subject properties.

The proposed General Plan Amendment was submitted to the Mayor whose recommendation will be forwarded to you as specified by Section 11.5.6 of the Los Angeles Municipal Code.

Your action is requested on the proposed plan amendment as specified by Section 11.5.6 of the Los Angeles Municipal Code

THE CITY PLANNING DEPARTMENT RECOMMENDS

That the Mayor:

1. **Concur** with the attached Action of the City Planning Commission relative to its approval of the proposed General Plan Amendment for the subject property;
2. **Adopt** the attached Findings of the City Planning Commission as the Findings of the City Council;
3. **Adopt** by Resolution, the plan amendment, as shown in the attached exhibit; and
4. **Find** that the proposed general plan amendment was issued a proposed Mitigated Negative Declaration No. ENV-2006-10437-MND that has been prepared in accordance with the City's Guidelines for implementation of the California Environmental Quality Act (CEQA).

Sincerely,



S. GAIL GOLDBERG, AICP
Director of Planning

Attachments:

1. City Planning Case File
2. City Planning Commission action, including Findings
3. Resolution Amending the Community Plan
4. General Plan Amendment Map