

FINDINGS

General Plan/Charter Findings

1. **General Plan Land Use Designation.** The subject property is located within the area covered by the Chatsworth-Porter Ranch Community Plan, amended and adopted by the City Council on April 2, 2003. The existing Community Plan designates the subject property as Light Industrial with the corresponding zones of MR2 and M2. The proposed zone change recommendation to the (T)(Q)M2-1 Zone is consistent with the current Light Industrial land use designation and is in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted Community Plan.
2. **General Plan Text.** The Chatsworth-Porter Ranch Community Plan text includes the following relevant land use purposes, objectives, and policies:

Purpose: The Plan is intended to promote an arrangement of land use, circulation and services which will encourage and contribute to the economic, social and physical health, safety, welfare and convenience of the Community, within the larger framework of the City; guide the development, betterment, and change of the Community to meet the existing and anticipated needs and conditions; contribute to a healthful and pleasant environment; balance growth and stability; reflect economic potentialities and limitations, land development and other trends; and protect investment to the extent reasonable and feasible.

Industrial lands are located on a citywide basis without regard to the boundaries of individual communities, under the general principle that such employment should be available with a reasonable commuting distance from residential locations.

As featured, the Plan designates approximately 1,821 acres of land for industrial uses. To preserve this valuable land resource from the intrusion of other uses and to insure its development with high quality industrial uses, in keeping with the urban residential character of the Community, to the extent possible, the Plan proposes classifying all undeveloped industrial lands as well as industrial land used for industrial purposes, in restricted industrial zoning categories, such as the MR Zones.

Objectives:

4. To promote economic well-being and public convenience through:
 - a. allocating and distributing commercial land for retail, services and other facilities in quantities and patterns based on the Los Angeles City Planning Department accepted planning principles and standards.
 - b. designating lands for industrial development that can be used without detriment to adjacent uses of other types and imposing such restrictions on the types and intensities of industrial uses as are necessary to this purpose.
10. To improve vehicular circulation patterns within the Community and encourage specific improvement to key streets, highways and intersection to improve the flow of traffic and accommodate future demand.

Policies

Land Use Industry: On-street parking shall be prohibited in industrial areas whenever possible.

Land Use Industry: In keeping with the low density residential character of the Community Plan, to the extent possible, the Plan proposes the preservation of all existing MR zoned lands, and classification of all underdeveloped industrial land in the MR1 and MR2 Zones.

Land Use Industry: The Plan encourages continues development of research and development type industries which do not generate excessive noise, dust, and fumes and are compatible with the residential character of the north and west San Fernando Valley.

Circulation: Adequate highway improvement shall be assured prior to the approval of zoning permitting intensification of land use in order to avoid congestion and assure proper development

Circulation: All major highways should be re-stripped where feasible to provide three through lanes in each direction. Additional turning lanes should be created on most major highway intersection. Double left-turn land configuration would result in six lanes on intersection approaches and requires substantial widths (10 feet) for most lanes. Such a configuration could be accommodated within the existing 100-foot right-of-way on major highways. Widening the approach to 104 feet is recommended where two left-turn lanes and adequate width in curb lane are necessary.

Framework Element - Industrial Districts - Lands designated for industrial use by the Community Plans should continue to be designated for these purposes to support economic development and jobs generation. Some limited flexibility is allowed to promote recycling when appropriate.

The **Transportation Element** of the General Plan is not likely to be affected by the recommended action herein. Nordhoff Street and De Soto Avenue are designated as Class II Major Highways in the Transportation Element of the General Plan. The recommended dedications and improvements will implement the goals and objectives of the Community Plan.

Bicycle Ordinance No. 182,386 -

The proposed project is subject to the provisions of the recently adopted Bicycle Ordinance, which became effective March 13, 2013. The ordinance requires that a minimum of one bicycle parking space be provided for each 500 square feet of combined floor area contained all the office, business commercial and industrial buildings on any lot. The proposed project is required to provide a minimum of 237 bicycle parking spaces and distributed as follows:

- a. a minimum of 12 bicycle parking spaces will be provided on Lot 1, which proposes 17,200 square feet of commercial floor area,
- b. a minimum of 10 bicycle parking spaces will be provided on Lot 2, which proposes 25,654 square feet of light industrial floor area,
- c. a minimum of 10 bicycle parking spaces will be provided on Lot 3, which proposes 28,600 square feet square feet of light industrial floor area;
- d. a minimum of 10 bicycle parking spaces will be provided on Lot 4, which proposes 28,097 square feet square feet of light industrial floor area;
- e. a minimum of 10 bicycle parking spaces will be provided on Lot 5, which proposes 29,208 square feet square feet of light industrial floor area.

The **Sewerage Facilities Element** of the General Plan will not be affected by the recommended action.

The proposed light industrial project is consistent with the current Chatsworth-Porter Ranch Community Plan. The proposed project preserves and improves land designated for industrial purposes, while developing an arrangement of commercial and industrial buildings that enhance the appearance of the industrial district and promote economic development as well for the area. The Department of Transportation and the Bureau of Engineering recommendations to enhance and improve the abutting Major Highways and the surrounding circulation system are incorporated into the conditions of approval and contribute to the implementation of the Community Plan.

Entitlement Findings

4. **Zone Change, L.A.M.C. Sec. 12.32.F:** The recommended zone change is in conformance with the public necessity, convenience, general welfare or good zoning practice.

The recommended (T)(Q)M2-1 zone is consistent with the recently adopted Light Manufacturing General Plan Land Use designation. The proposed project involving commercial and light industrial floor area is typically permitted by the Light Manufacturing Land Use Designation with a corresponding zone of M2. Commercial and light industrial floor area are in demand in the northwest area of the City and the proposed project will create more opportunity for users in the commercial and light industrial real estate marketplace. The project is convenient to public transit that travels along De Soto Avenue. Connectivity to other public transit lines as well as nearby freeways is within proximity to the subject site.

Public Necessity: The granting of the proposed zone change would result in the development of a 321,741 square-foot site that has been owned by Pratt and Whitney and vacant for many years. The zone change would allow for the construction of commercial and industrial structures to address the demand for commercial and industrial floor space to provide neighborhood serving employment, goods and services, consistent with the General and Community Plan's objective to promote economic development and job generation in the Community Plan Area. The remaining portion of the larger Pratt and Whitney manufacturing site will remain MR Zone and continue to provide employment opportunities and serves as a catalyst for industrial uses.

Convenience: Granting the proposed zone change would result in a commercial and light industrial project that is consistent with the public convenience. In addition to the proposed commercial uses, the construction of new light industrial buildings will encourage the establishment of uses such as research and development, assembly repair, testing or high-technology type industries. The proposed buildings and uses will make employment opportunities available within reasonable commuting distances from surrounding Canoga Park, Winnetka, Northridge and Chatsworth communities.

General Welfare: Granting the requested zone change from MR2-1 and P1 to (T)(Q)M2-1 would be consistent with the General Welfare of the Community Plan area. The zone change is being processed concurrently with a tentative tract map request to allow the subdivision of the 321,741 square-foot site into five parcels that will be developed with three commercial buildings and four light industrial buildings. The subdivision instantly creates five new parcels of real estate that will improve the property tax contribution to the County. The construction activity related to the new buildings will instantly result in

demand for local workers and the demand for local goods and services. Upon completion, the new structures will improve opportunities to add permanent workers, bring new visitors and users to the area which will enhance the economics and quality of life. The architecture of new buildings, along with landscaping, lighting and signage designs will improve the aesthetics and appearance of the area. Further, the zone change would not conflict with any applicable fire and safety codes which are intended to promote the General Welfare.

Good Zoning Practices: The practice of the Planning Department is to reference the Community Plan for guidance and direction when considering a zone change for a parcel of land. In this instance, the Chatsworth-Porter Ranch Community Plan was referenced which has Objectives, Policies and Standards and Criteria relative to industrial land for its protection and preservation, in addition to the Land Use Designation. As stated in the General Plan Text section above, "In keeping with the low density residential character of the Community Plan, to the extent possible, the Plan proposes the preservation of all existing MR zoned lands, and classification of all underdeveloped industrial land in the MR1 and MR2 Zones." Further, "The Plan encourages continued development of research and development type industries which do not generate excessive noise, dust, and fumes and are compatible with the residential character of the north and west San Fernando Valley."

The proposed zone change to (T)(Q)M2-1, with its use restrictions, allows for the development and establishment of emerging uses on the 321,741 square-foot project site that will be compatible with the surrounding light industrial character of the north and west San Fernando Valley. The "Q" Qualified restrictions of the proposed zone would limit the site's uses to those consistent with the MR2 Zone pattern abutting and surrounding the project site, and consistent with the existing Light Manufacturing land use patterns observed in the broader Chatsworth-Porter Ranch Community Plan area. Therefore, the granting of the (T)(Q)M2-1 Zone, which is consistent with the Community Plan's land use designation, its policies and existing zoning patterns is practicing good zoning.

The action, as recommended, is 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.

Site Plan Review. Pursuant to Municipal Code Section 16.05.

5. **That the project is in substantial conformance with the purpose, intent and provision of the general plan applicable community plan and any applicable specific plan;**

As stated in the findings for the proposed commercial corner development, the overall project is located within the area covered by the Chatsworth-Porter Ranch Community Plan, amended and adopted by the City Council on April 2, 2003. The existing Community Plan designates the subject property as Light Industrial with the corresponding zones of MR2 and M2. As stated earlier, the intent of the Chatsworth-Porter Ranch Community is to promote an arrangement of land use, circulation and services which will encourage and contribute to the economic, social and physical health, safety, welfare and convenience of the community. The proposed commercial corner development meets the purposes, objectives and policies of the Chatsworth-Porter Ranch Community Plan.

The commercial corner component of the development will consist of neighborhood serving commercial uses within two 3,500 square feet retail floor buildings and one 10,200

square foot retail building situated at the westerly portion of the site. The 17,200 square feet of retail floor area is located on a lot (Lot 1 of Tract No 72132) which is configured for easy access through two two-way entry points. The light industrial component of the development will consist of four warehouse buildings totaling 111,577 square feet on four lots (Lots 2-5 of Tract No. 72312) totaling 223,972 square feet. The four light industrial buildings will be situated mostly along the easterly portion of the project site.

The north-south access point for the westerly portion of the development is along De Soto Avenue, while north-south access point for the easterly portion of the site is located along Lurline Avenue, and three east-west access points are located along Nordhoff Street. Per the Bureau of Engineering, land dedication and off-site improvements are required to enhance the vehicular and pedestrian circulation patterns in the area and along the property frontages, including a 12-foot wide sidewalk between the property line and the curb. Additionally, a minimum 10-foot wide landscape buffer between the proposed buildings and the property line is being provided. The proposed arrangement, use, and location of the three commercial buildings, as well as the four industrial buildings, will encourage and contribute to the economic, physical health, safety and welfare of the community and therefore, the proposed commercial corner development is in substantial conformance with the community plan.

6. **That the project consist of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading area, lighting, landscaping trash collection and other such pertinent improvements, that is or will be compatible with existing and future development on adjacent properties and neighborhood properties and;**

The surrounding properties to the north consist of one-story light warehouses buildings in the MR2-1 zone, and occupied by a restaurant and coffee shop, an eye-glasses and frames manufacturing facility, a church and a warehouse. The surrounding properties to the east across Lurline Avenue in the MR2-1 Zone consist of a sheet metal manufacturing facility with the Nutroderm facility in the abutting east building. The surrounding property to the south is the Pratt and Whitney manufacturing facility. The property to the west across De Soto Avenue in the C2-2 Zone consists of a Shell Oil Service station, and the properties in the P1 and [Q]P1 Zones consists of a tire shop, a restaurant and brake repair shop. A large warehouse building is located just west of the service station and used as a fitness facility. Many of the properties west of De Soto Avenue are developed similar to the proposed project with landscaping, parking and loading areas along the front portion of these sites. Trash collection, additional parking and some loading activities occur in the rear of very few properties.

The proposed project consists of a commercial corner development totaling 17,200 square feet of retail floor area including 7,000 square feet of drive through restaurant space and four light industrial building totaling 111,577 square feet of floor area. The height of the proposed commercial structures will not exceed 24 feet, while the height of the proposed light industrial buildings will not exceed 30 feet 6 inches.

Off street parking is provided for each of the five lots established by the tentative tract map and shown on the table below. The parking is situated behind or alongside the primary buildings. No parking is provided along the street frontage between the property line and the proposed buildings.

Lot No.	Lot Size	Proposed Use	Square Feet*	Parking Stalls
1	100,558 sf	Commercial	17,200	75
2	53,124 sf	Light Industrial	25,654	58
3	50,843 sf	Light Industrial	28,600	40
4	54,341 sf	Light Industrial	28,097	51
5	65,664 sf	Light Industrial	29,208	59

*Includes warehouse, office and mezzanine floor area.

The proposed loading areas are located in the rear of the lots behind the buildings, away from the street view. While the placement of the loading area at the rear is not typical of the existing buildings in the area, the configuration is preferred so that the immediate light manufacturing community is developed with buildings that have a stronger street presence to enhance its appearance and improve safety.

As for the trash collection area, the proposed areas are also located in the rear of the lots behind the buildings, away from the street view. While the placement of trash areas at the rear is not typical of the existing buildings in the area, the configuration is preferred so that the light manufacturing community began to be developed with buildings with a greater street presence to enhance its appearance and improve safety.

The proposed project complies with many of the guidelines or has incorporated many of the recommendations from the Citywide Design Guidelines, Professional Volunteer Program and the Walkability Checklist. Also, the development complies with the Community Plan and the provisions of the proposed MR2-1 Zone. Therefore, the proposed development will be compatible with the existing and future developments on adjacent properties and neighborhood properties.

That any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

The proposed project has no residential components and therefore, no recreation or service amenities are required.

CEQA Findings

A Mitigated Negative Declaration (ENV-2013-1954-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. I hereby adopt that the Mitigated Negative Declaration, and impose the conditions shown in that document on this approval.