

To: The Council

Date: JUL 28 2015

From: Mayor

Council District: 12

Proposed General Plan Amendment and Zone Change  
for the property located at 8500 Fallbrook Avenue  
within the Chatsworth-Porter Ranch Community Plan  
(CPC-2014-194-GPA-ZC)

I herewith concur with the City Planning Commission's action  
and transmit this matter for your consideration.



ERIC GARCETTI  
Mayor

DEPARTMENT OF  
CITY PLANNING

CITY PLANNING COMMISSION

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JAMES K. WILLIAMS  
COMMISSION EXECUTIVE ASSISTANT III  
(213) 978-1300

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

EXECUTIVE OFFICES  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801

MICHAEL J. LOGRANDE  
DIRECTOR  
(213) 978-1271

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR  
(213) 978-1274

JAN ZATORSKI  
DEPUTY DIRECTOR  
(213) 978-1273

FAX: (213) 978-1275

INFORMATION  
<http://planning.lacity.org>

Date: JUL 17 2015

City Plan Case No. CPC 2014-194-GPA-ZC  
Council District No. 12

Honorable Eric Garcetti, Mayor  
City of Los Angeles  
200 N. Spring Street, Room 305  
Los Angeles, CA 90012

Dear Mayor Garcetti:

**A PROPOSED GENERAL PLAN AMENDMENT AND ZONE CHANGE FOR  
PROPERTY LOCATED AT 8500 FALLBROOK AVENUE WITHIN THE  
CHATSWORTH – PORTER RANCH COMMUNITY PLAN**

Pursuant to the provisions of Sections 551, 555 and 558 of the City Charter, transmitted herewith is the May 28, 2015 action of the City Planning Commission approving a proposed General Plan Amendment to the Chatsworth - Porter Ranch Community Plan from the Very Low II Residential to Low II Residential (in the central portion of the site), Low Medium I Residential (in the westerly portion of the site), and Open Space (in the southerly portion for the proposed park) land use designations for the subject property. The City Planning Commission also approved a zone change request from A1-1 (Agriculture zone) to (T)(Q) RE11-1 (Residential Estate Zone), (T)(Q) R1-1 (One-Family Zone), (T)(Q) RD3-1 (Restricted Density Multiple Dwelling Zone), and (T) OS-1 (Open Space Zone) over approximately 13.76 acres of land for demolition of an existing corporate recreational facility at 8500 Fallbrook Avenue for the construction of a total of 90 single-family dwelling units, including 11 single-family one-story dwellings in the proposed RE11-1 Zone, 32 single-family two-story dwellings in the proposed R1-1 Zone, 47 two-story small lot homes with 94 garage parking spaces and 18 guest parking spaces pursuant to Ordinance No. 176,354 (small lot subdivision) in the proposed RD3-1 Zone, and one public park lot in the proposed OS Zone for public park purposes.

The proposed General Plan Amendment is submitted to you for your recommendation, which is to be forwarded to the City Council as specified by Section 11.5.6 of the Los Angeles Municipal Code.

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 site.

Your action is requested on the proposed plan amendment as specified by Section 11.5.6 of the Los Angeles Municipal Code. The Zone Change will be transmitted to you following the City Council's Action.

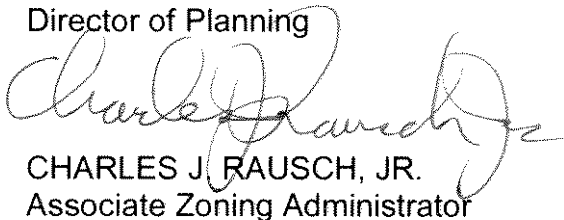
THE CITY PLANNING DEPARTMENT RECOMMENDS

That the Mayor:

1. **Concur** in the attached Action of the City Planning Commission relative to its approval of the proposed General Plan Amendment for the subject;
2. **Concur** in the attached Action of the City Planning Commission relative to its approval of the requested zone change for the subject property, with the attached conditions of approval; and
3. **Recommend** that the City Council adopt the attached Findings of the City Planning Commission relative to the General Plan Amendment;

Sincerely,

MICHAEL LOGRANDE  
Director of Planning



CHARLES J. RAUSCH, JR.  
Associate Zoning Administrator

CJR:FQ

Attachments:

1. City Plan Case File
2. Plan Map
3. City Council Package
4. Mayor's Transmittal Form