

RESOLUTION

WHEREAS, the subject project is located within the area covered by the Chatsworth – Porter Ranch Community Plan adopted by the City Council on September 4, 1993; and

WHEREAS, the City Planning Commission recommended a General Plan Amendment from 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), for the subject property as shown on the attached exhibit; and a Zone Change 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) for the subject project property located at 8500 Fallbrook Avenue;

WHEREAS, the approved project is for the 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-1 Zone for public park purposes;

WHEREAS, the City Planning Commission at its meeting of May 28, 2015 approved the General Plan Amendment and recommended adoption by the City Council of a General Plan Amendment over the subject property; and

WHEREAS, the City Planning Commission approved the requested zone change from A1–1 to (T)(Q) RE11-1, (T)(Q) R1-1, (T)(Q) RD3-1, and (T) OS-1 zone classifications on the subject property; and

WHEREAS, pursuant to the provisions of the Los Angeles, City Charter, the Mayor and City Planning Commission have transmitted their recommendations; and

WHEREAS, the requested General Plan Amendment is consistent with the intent and purpose of the adopted Chatsworth – Porter Ranch Community Plan to designate land use in an orderly and unified manner; and

WHEREAS, the Very Low II Residential, Low II Residential, Low Medium I Residential, and Open Space land use designations and the (T)(Q) RE11-1, (T)(Q) R1-1, (T)(Q) RD3-1, and (T) OS-1 Zone Change, respectively, will allow the project as described above which is consistent with the Plan and Zone; and

WHEREAS, the subject proposal has prepared a Mitigated Negative Declaration No. 2014-193 in accordance with the City's Guidelines for implementation of the California Environmental Quality Act (CEQA).

NOW, THEREFORE, BE IT RELOLVED that the Chatsworth – Porter Ranch Community Plan be amended as shown on the attached General Plan Amendment map.

