

MITIGATED NEGATIVE DECLARATION, MITIGATION MONITORING PROGRAM, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, RESOLUTION and ORDINANCE FIRST CONSIDERATION relative to a General Plan Amendment and Zone Change for property located at 8500 Fallbrook Avenue.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. FIND that this project will not have a significant effect on the environment, pursuant to the City's Environmental Guidelines and is in compliance with the California Environmental Quality Act; that the Mitigated Negative Declaration reflects the independent judgment of the City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in Council file No. 14-0825-S1 in the custody of the City Clerk and in the files of the Department of City Planning (DCP) in the custody of the Environmental Review Section; and ADOPT the Mitigated Negative Declaration [ENV-2014-193-MND] filed on March 20, 2015.
2. ADOPT the FINDINGS of the PLUM Committee as the Findings of the Council.
3. ADOPT the FINDINGS pursuant to and in accordance with Section 21081.6 of the California State Public Resources Code, the Mitigation Monitoring Program as the Findings of Council and ADOPT the Mitigation Monitoring Program.
4. ADOPT the accompanying RESOLUTION, as recommended by the Mayor and the Director of Planning, on behalf of the Los Angeles City Planning Commission, APPROVING the proposed General Plan Amendment to the Chatsworth-Porter Ranch Community Plan 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) land use designations.
5. PRESENT and ADOPT the accompanying NEW ORDINANCE effecting a zone change from A1-1 to (T)(Q) RE11-1; (T)(Q) R1-1; (T)(Q) RD3-1; and (T) OS-1, for the construction of 90 single-family dwelling units, 94 garage parking spaces and 18 guest parking spaces and one public park lot in the proposed Open Space Zone for public park purposes, for the property located at 8500 Fallbrook Avenue, subject to modified Conditions of Approval as approved by the PLUM Committee.
6. INSTRUCT the DCP to update the General Plan and appropriate maps pursuant to this action.
7. ADVISE the applicant of Q Qualified classification time limit as described in the Committee report.
8. ADVISE the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
9. ADVISE the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination filing.

Applicant: Shawn Evenheim, The Village at the Valley Condos, Inc.
Representative: Rogelio Navar

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact, as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

TIME LIMIT FILE - OCTOBER 11, 2015

(LAST DAY FOR COUNCIL ACTION - OCTOBER 9, 2015)

Summary:

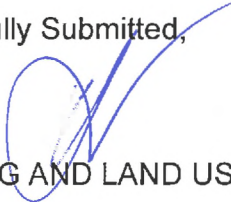
At the public hearing held on October 6, 2016 (continued from September 1, 2015), the Planning and Land Use Management Committee considered a General Plan Amendment and Zone Change for the property located at 8500 Fallbrook Avenue.

After an opportunity for public comment, the Committee recommended that Council approve the Chatsworth-Porter Ranch Community Plan 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), Open Space (in the southerly portion for the proposed park) land use designation, and Ordinance to effect a Zone Change from A1-1 to (T)(Q) RE11-1; (T)(Q) R1-1; (T)(Q) RD3-1; and (T) OS-1, for the construction of 90 single-family dwelling units, 94 garage parking spaces and 18 guest parking spaces and one public park lot in the proposed Open Space zone for public park purposes. This matter is now forwarded to Council for its consideration.

As indicated in Recommendation No. 7 and pursuant to Section 12.32-J of the Los Angeles Municipal Code (LAMC), the applicant is hereby advised that:

... whenever property remains in a Q Qualified classification for six years . . . after the effective date of the ordinance creating same without substantial physical development thereof for one or more of the uses first permitted herein having taken place within such time or if the Director of Planning determines that such development is not thereafter continuously and expeditiously carried on to completion, or if no physical development is necessary, without having been need for one or more of the purpose first permitted thereby, such Qualified classification and the authority contained therein shall become null and void, the rezoning proceedings shall be terminated and the property thereafter may only be utilized for those purposes permitted prior to the commencement of such rezoning proceedings."

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

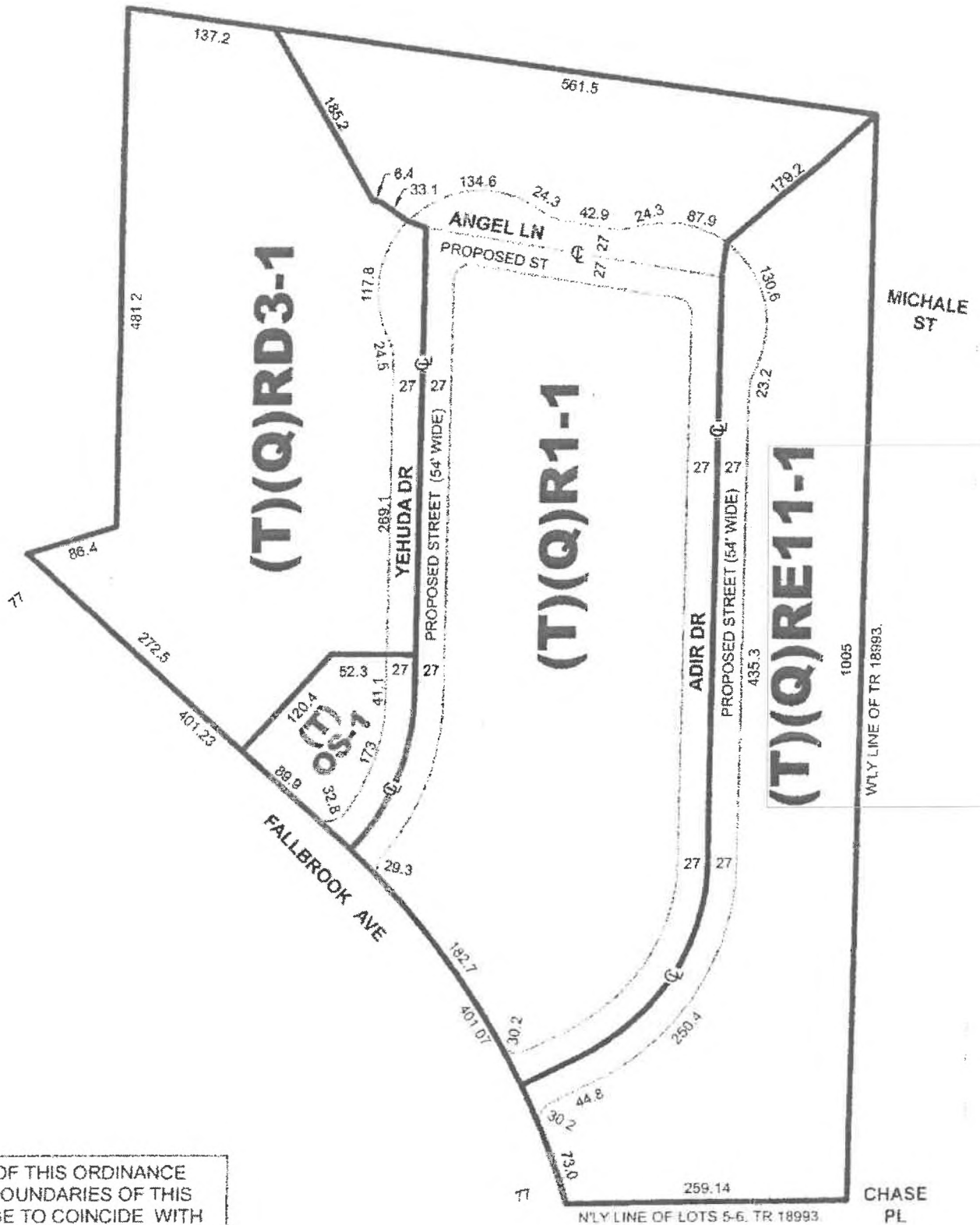
<u>MEMBER:</u>	<u>VOTE:</u>
HUIZAR	YES
HARRIS-DAWSON	YES
CEDILLO	YES
ENGLANDER	YES
FUENTES	YES

ORDINANCE NO. _____

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section ____ . Section 12.04 of the Los Angeles municipal Code is hereby amended by changing the zone classifications of property shown upon a portion of the Zoning Map incorporated therein and made a part of Article 2, Chapter 1 of the LAMC, so that such portion of the Zoning Map shall conform to the zoning on the map attached hereto and incorporated herein by this reference.



THE INTENT OF THIS ORDINANCE IS FOR THE BOUNDARIES OF THIS ZONE CHANGE TO COINCIDE WITH THOSE OF RECORDED TRACT 72373.

C.M. 192 B 097, 105 B 097 | CPC 2014-0194 ZC GPA

LHI *[Signature]*

060915



(Q) QUALIFIED CONDITIONS OF APPROVAL

Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

A. Development Conditions:

1. Development on the subject property shall meet the conditions of Vesting Tentative Tract No. 72373-SF-SL.
2. **Height.** No building or structure located on the subject property shall exceed the height limitations, as defined by Municipal Code Section 12.21.1.B-3.a and b. Any structures on the roof, such as air conditioning units and other equipment, shall be fully screened from view of any nearby single family residential properties.
 - a. Within the RD3 Zone, a maximum of 2 stories, 30 feet in height shall be permitted.
 - b. Within the R1 Zone, a maximum of 2 stories, 30 feet in height shall be permitted.
 - c. Within the RE11 Zone, a maximum of 1 story, 20 feet in height shall be permitted.
3. **Architectural Façade Treatment.** Architectural features shall be applied to all elevations of the proposed dwellings, including the side elevations. Such features shall occur at a minimum of every 15 feet. Any portion of the dwellings visible from the public or private street shall be provided with façade treatment, including side elevations to a minimum depth of 10 feet.
4. **Gates.** No gates shall be permitted on access easements within the RD3 portions of the development.
5. **Landscape Buffer.** Landscape screening shall be provided between the Lot Nos. 28-37 and adjacent residential uses to the East. The screening shall include a minimum of 4 trees within each subdivided lot to be incorporated within a landscape plan prepared by a licensed Landscape Architect and to the satisfaction of the Planning Department.
6. **Plan:** The use and development of the property shall be in general conformance with the plot plans and landscape plans submitted with the application and marked **Exhibits "B, B1, B2 and B3" dated February 25, 2015** and with the following requirement(s):
 - a. At the Fallbrook Avenue frontage of the RD3 zoned portion, where not already existing, a maximum 6 - foot high wall may be permitted including a solid lower 3½ - foot high portion and the upper portion to be transparent/open with materials including, but not limited to wrought iron.
7. **Water Conservation.** Water conserving landscaping to reflect current water shortage crisis shall be implemented to the extent possible to the satisfaction of the Department of City Planning.
8. **Solar.** Installation of supplemental solar electric generation system cables shall be required on all dwellings. To the extent feasible, the location/placement of rooftop solar equipment/panels should not be visible from the public right-of-way and shall be subject to the satisfaction of the Department of City Planning. Roof mounted locations for the solar panels shall be in substantial compliance with **Exhibits "B2 and B3", dated February 25, 2015.**

B. Administrative Conditions:

1. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Planning Department for placement in the subject file.
2. **Code Compliance.** Area, height and use regulations of the zone classifications of the subject property shall be complied with, except where herein conditions are more restrictive.
3. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Planning Department for attachment to the file.
4. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.
5. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
6. **Building Plans.** Page 1 of the grants and all the conditions of approval shall be printed on the building plans submitted to the City Planning Department and the Department of Building and Safety.
7. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees relating to or to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
8. **Project Plan Modifications.** Any corrections and/or modifications to the Project plans made subsequent to this grant that are deemed necessary by the Department of Building and Safety, Housing Department, or other Agency for Code compliance, and which involve a change in site plan, floor area, parking, building height, yards or setbacks, building separations, or lot coverage, shall require a referral of the revised plans back to the Department of City Planning for additional review and final sign-off prior to the issuance of any building permit in connection with said plans. This process may require additional review and/or action by the appropriate decision making authority including the Director of Planning, City Planning Commission, Area Planning Commission, or Board.