



# LOS ANGELES CITY PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012, (213) 978-1300  
[www.lacity.org/PLN/index.htm](http://www.lacity.org/PLN/index.htm)

Determination Mailing Date: JUN 10 2014

**CASE:** CPC-2013-2078-GPA-ZC-BL-ZV-SPR  
**CEQA:** ENV-2013-2079-MND

**Location:** 8544 - 8654 N. Winnetka Avenue  
**Council District:** 3 – Blumenfield  
**Plan Area:** Chatsworth-Porter Ranch  
**Existing Zones:** RA-1  
**Proposed Zones:** (T)(Q)RD4-1XL, (T)(Q)R1-1

**Applicant:** Keith Herren, WH Winnetka 60, LLC

**Representative:** Donna Tripp, Craig Lawson & Company, LLC

**At its meeting on April 24, 2014, the following action was taken by the City Planning Commission:**

1. **Disapproved** the proposed General Plan Amendment, as filed, to Chatsworth - Porter Ranch Community Plan from Low I Residential to Low Medium I Residential land use designation.
2. **Approved** a **General Plan Amendment** to Chatsworth - Porter Ranch Community Plan from Low I Residential to **Low II Residential** and **Low Medium I Residential** land use designation.
3. **Approved** a **General Plan Amendment** to Chatsworth - Porter Ranch Community Plan from Low I Residential to **Low Medium I Residential** for an ADD AREA located at 8520 Winnetka Avenue and 20039-57 West Chase Street (APN 2782-011-024).
4. **Disapproved** the proposed Zone Change, as filed, from RA-1 to RD3-1 to permit the construction of 73 detached condominium units.
5. **Approved** a **Zone and Height District Change** from RA-1 to **(T)(Q)R1-1** for a maximum 5 single-family homes and **(T)(Q)RD4-1XL** (limiting the project to two stories) for a maximum 59 detached residential condominiums.
6. **Approved** a 25-foot **Building Line Removal** along the east side of Winnetka Avenue, established by Ordinance No. 108,814 on January 23, 1957.
7. **Approved** a **Zone Variance** to allow a deviation from LAMC Section 12.21-A,19(c) to provide individual recycling receptacles for each detached dwelling unit in lieu of the required common recycling area/room.
8. **Approved** a **Site Plan Review** for the development of 64 residential dwelling units, as modified by the City Planning Commission.
9. **Adopted** the attached modified **Conditions of Approval**.
10. **Adopted** the attached **Findings**.
11. **Adopted** the Mitigated Negative Declaration No. **ENV-2013-2079-MND** for the above-referenced project.
12. **Advised** 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.
13. **Advised** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

**Recommendations to City Council:**

1. **Recommend** that the Mayor approve and the City Council **adopt** a **General Plan Amendment** to Chatsworth - Porter Ranch Community Plan from Low I Residential to **Low II Residential** and **Low Medium I Residential** land use designation.
2. **Recommend** that the Mayor approve and the City Council **adopt** a **General Plan Amendment** to Chatsworth - Porter Ranch Community Plan from Low I Residential to **Low Medium I Residential** for an ADD AREA located at 8520 Winnetka Avenue and 20039-57 West Chase Street (APN 2782-011-024).
3. **Recommend** that the City Council **adopt** a **Zone and Height District Change** from RA-1 to **(T)(Q)R1-1** for a maximum 5 single-family homes and **(T)(Q)RD4-1XL** (limiting the project to two stories) for a maximum 59 detached residential condominiums.


4. **Recommend** that the City Council **adopt** a 25-foot **Building Line Removal** along the east side of Winnetka Avenue, established by Ordinance No. 108,814 on January 23, 1957.

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

This action was taken by the following vote:

**Moved:** Perlman  
**Seconded:** Ahn  
**Ayes:** Cabildo, Choe, Katz, Mack, Segura, Dake-Wilson  
**Absent:** Ambroz

**Vote:** 8 - 0

  
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**James K. Williams, Commission Executive Assistant II**  
**City Planning Commission**

**Appeals:** If the Commission has disapproved the Zone Change request, in whole or in part, only the applicant may appeal that disapproval to the Council within 20 days after the mailing date of this determination. Any aggrieved party may appeal the Zone Variance and the Site Plan Review. Any appeal not filed within the 20-day period shall not be considered by the Council. All appeals shall be filed on forms provided at the Planning Department's Public Counters at 201 N. Figueroa Street, Fourth Floor, Los Angeles, or at 6262 Van Nuys Boulevard, Suite 251, Van Nuys.

Final Appeal Date: JUN 30 2014

All appeals shall be filed on forms provided at the Planning Department's public Counters at 201 North Figueroa Street, Third Floor, Los Angeles, or at 6262 Van Nuys Boulevard, Room 251, Van Nuys. Forms are also available on-line at [www.lacity.org/pln](http://www.lacity.org/pln).

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.