

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 approval of a General Plan Amendment from Low I Residential to Low II Residential and Low Medium I Residential, for the subject property; and recommended approval of a Zone Change from RA-1 (Suburban Zone) to (T)(Q)R1-1 (One-Family Zone) and (T)(Q)RD4-1XL (Restricted Density Multiple Dwelling Zone) for the subject property; and

WHEREAS, the approved project is for the construction of five new two-story single-family dwellings and 59 new two-story detached residential condominiums, maximum of 30 feet in height. Five lots are proposed to front Penfield Avenue and the 59 detached dwelling units will take access from one shared driveway entrance on Winnetka Avenue. The proposal includes 158 at-grade parking spaces on site, including one handicap space and 30 guest parking spaces and approximately 91,002 square feet of open space over the site, including individual rear yards for each dwelling and a common recreational pool area. Site grading will involve balancing 50,000 cubic yards of dirt. The project site is a 6.0 acre property; and

WHEREAS, the City Planning Commission recommend approval a General Plan Amendment from Low I Residential to Low Medium I Residential, for the property just south of the subject property on the northwest corner of Winnetka Avenue and Chase Street as an ADD AREA; and

WHEREAS, the City Planning Commission at its meeting of April 24, 2014 approved the General Plan Amendment and recommended approval by the City Council of a General Plan Amendment over the subject property and adjacent property to the south; and

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

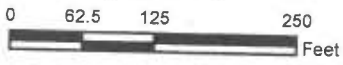
WHEREAS, the requested General Plan Amendment is consistent with the intent and purpose of the adopted Chatsworth-Porter Ranch Community Plan to designate land use in an orderly and unified manner; and

WHEREAS, the Low II Residential and Low Medium I Residential land use designations and the (T)(Q)R1-1 and (T)(Q)RD4-1XL Zone Changes 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. 2013-2079 in accordance with the City's Guidelines for implementation of the California Environmental Quality Act (CEQA).

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

THE INTENT OF THIS ORDINANCE IS FOR THE BOUNDARIES OF THIS GENERAL PLAN LANDUSE CHANGE TO COINCIDE PARTLY WITH THOSE OF RECORDED TR. 72271



C.M. 192 B 113, 195 B 113 | CPC-2013-2078-GPA-ZC-BL-ZV-SPR

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CHATSWORTH - PORTER RANCH

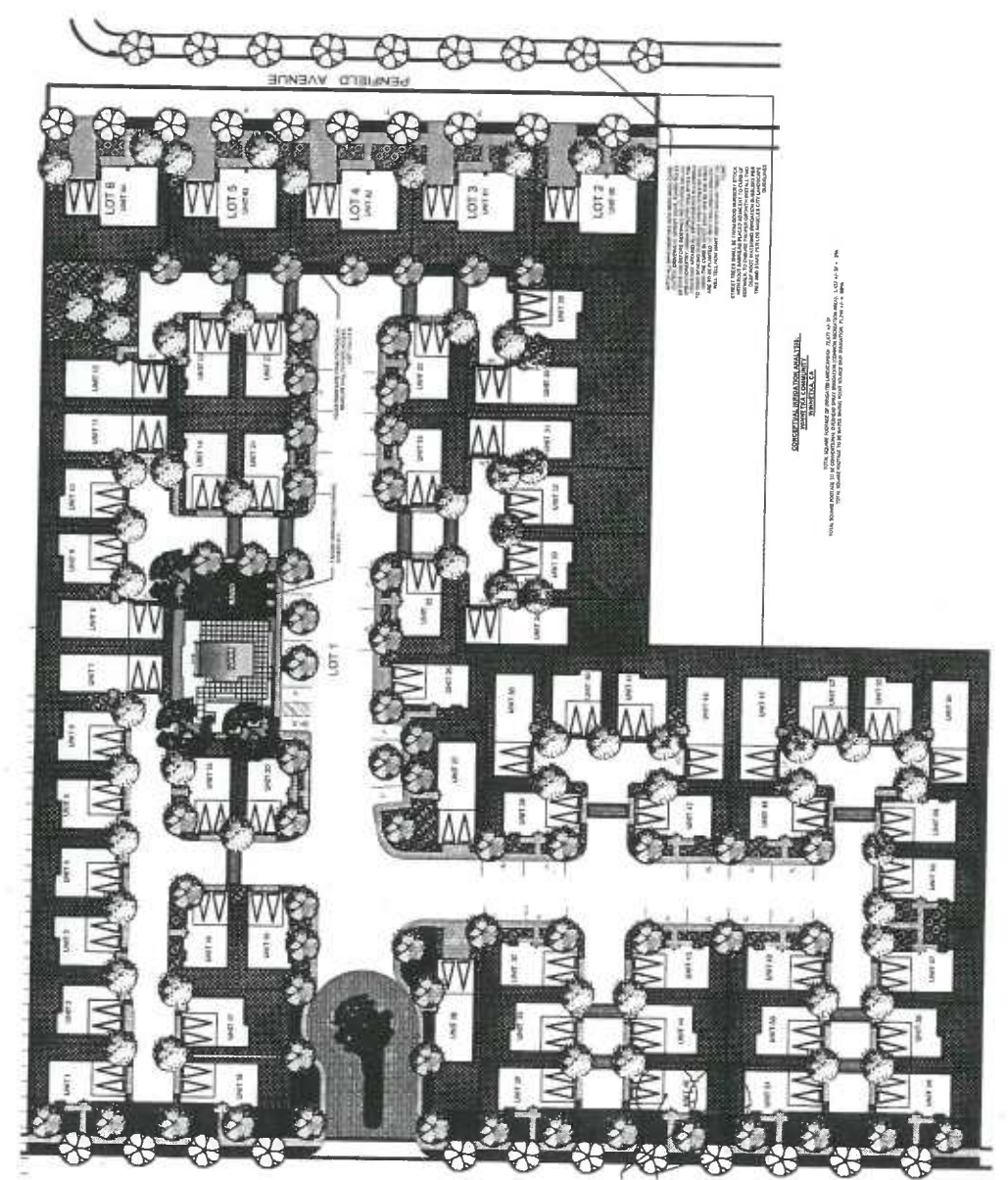
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Area Mapped

CONCEPT PLANT SCHEDULE

	ADONIS
	AGAVE
	BANANA PALM
	BONNIE BONNET
	BURSERIA
	CASTLE PALM
	CHAMPAGNE PALM
	COCONUT PALM
	CORONA PALM
	DATE PALM
	DRAGON TREE
	FLAME TREE
	FLORIDA PALM
	FOXTAIL PALM
	GOLIATH WAX PALM
	GUATEMALA PALM
	HAWAIIAN MONARCH PALM
	HAWAIIAN PALM
	IRIDIUM PALM
	JACK PALM
	JACOBI PALM
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- ### SITE DEVELOPMENT
- 1. DRIVEWAY
 - 2. CONCRETED DRIVEWAY
 - 3. CONCRETED DRIVEWAY
 - 4. CONCRETED DRIVEWAY
 - 5. CONCRETED DRIVEWAY
 - 6. CONCRETED DRIVEWAY
 - 7. CONCRETED DRIVEWAY
 - 8. CONCRETED DRIVEWAY
 - 9. CONCRETED DRIVEWAY
 - 10. CONCRETED DRIVEWAY
 - 11. CONCRETED DRIVEWAY
 - 12. CONCRETED DRIVEWAY
 - 13. CONCRETED DRIVEWAY
 - 14. CONCRETED DRIVEWAY
 - 15. CONCRETED DRIVEWAY
 - 16. CONCRETED DRIVEWAY
 - 17. CONCRETED DRIVEWAY
 - 18. CONCRETED DRIVEWAY
 - 19. CONCRETED DRIVEWAY
 - 20. CONCRETED DRIVEWAY



3. BICYCLE RACKS:

MINIMUM OF TWO FEET (24 INCHES) WIDE INDIVIDUAL RACKS INSTALLED SIDE BY SIDE TO ONE ANOTHER THAT ARE SPACED TO BE LOCATED TO EITHER SIDE OF THE RACK SHALL BE SPACED A MINIMUM OF TWO FEET FROM THE WALL.

RACKS INSTALLED PARALLEL TO WALLS SHALL BE A MINIMUM OF 30 INCHES FROM THE WALL.

BICYCLE PARKING SPACES SHALL BE SEPARATED FROM AUTOMOBILE PARKING SPACES BY A WALL, FENCE, OR CURB OR BY AT LEAST 3 FEET OF OPEN SPACE UNLESS OTHERWISE SPECIFIED.

CONCEPTUAL SITE PLAN AND LANDSCAPE PLAN:

THIS CONCEPTUAL SITE PLAN AND LANDSCAPE PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ANY CHANGES TO THE PLAN SHALL BE MADE BY THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM.



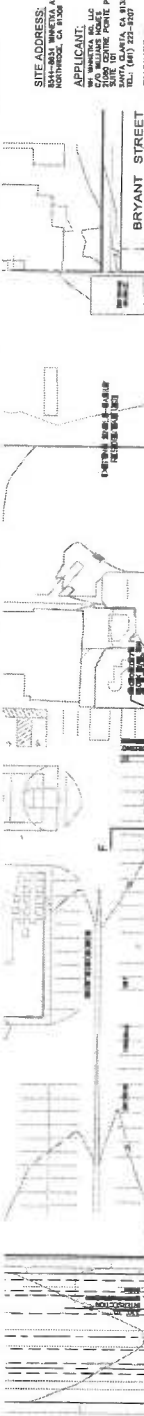
WILLIAMS GROUP
21000 CENTRE POINT PARKWAY
SANTA CLARITA, CALIFORNIA 91350
(818) 322-2007

WINNETKA
CONCEPTUAL LANDSCAPE PLAN



PLANNING AND ENGINEERING
 PLANNING AND ENGINEERING SERVICES

PLANNING AND ENGINEERING SERVICES



SITE ADDRESS:
 3411-3417 WINNETKA AVE.
 WINNETKA, CA 91356

APPLICANT:
 WILLIAMS HOMES
 2450 CENTRE POINTE DRIVE
 SUITE 200
 CARLSBAD, CA 92008
 TEL: (619) 442-7277

ENGINEER:
 ALLIANCE LAND PLANNING & ENGINEERING INC.
 2718 FORDWAY AVE., CARLSBAD, CA 92008
 TEL: (619) 442-7277

PROJECT SUMMARY
 OVERSITE AREA: 8.8 ACRES
 44 PLOTS
 44 UNITS
 PROJECT 1: 17 UNITS
 PROJECT 2: 3 UNITS

PARKING SUMMARY
 TOTAL PARKING REQUIRED: 44 SPACES
 GROSS PARKING PROVIDED: 44 SPACES
 NET PARKING PROVIDED: 44 SPACES
 EXISTING PARKING SPACES PROVIDED: 0

GENERAL NOTES:
 1. CONFORM TO THE LOCAL ORDINANCES.
 2. PROJECT TO BE DEVELOPED IN ACCORDANCE WITH THE LOCAL ORDINANCES.
 3. PROJECT TO BE DEVELOPED IN ACCORDANCE WITH THE LOCAL ORDINANCES.
 4. PROPOSED DRIVE.

SERVICES:
 PRELIMINARY ENGINEERING
 PLANNING
 CIVIL ENGINEERING
 ARCHITECTURAL
 ELECTRICAL
 MECHANICAL
 PLUMBING
 MECHANICAL
 ENGINEERING
 (M.E.P.)

LEGAL DESCRIPTION:
 THE LAND DESCRIBED IN THIS REPORT IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 THE N.W. 1/4 OF SECTION 23, TOWNSHIP 12S, RANGE 14E, S.B. 21437
 THE N.W. 1/4 OF SECTION 23, TOWNSHIP 12S, RANGE 14E, S.B. 21438
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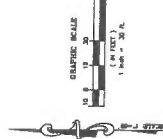
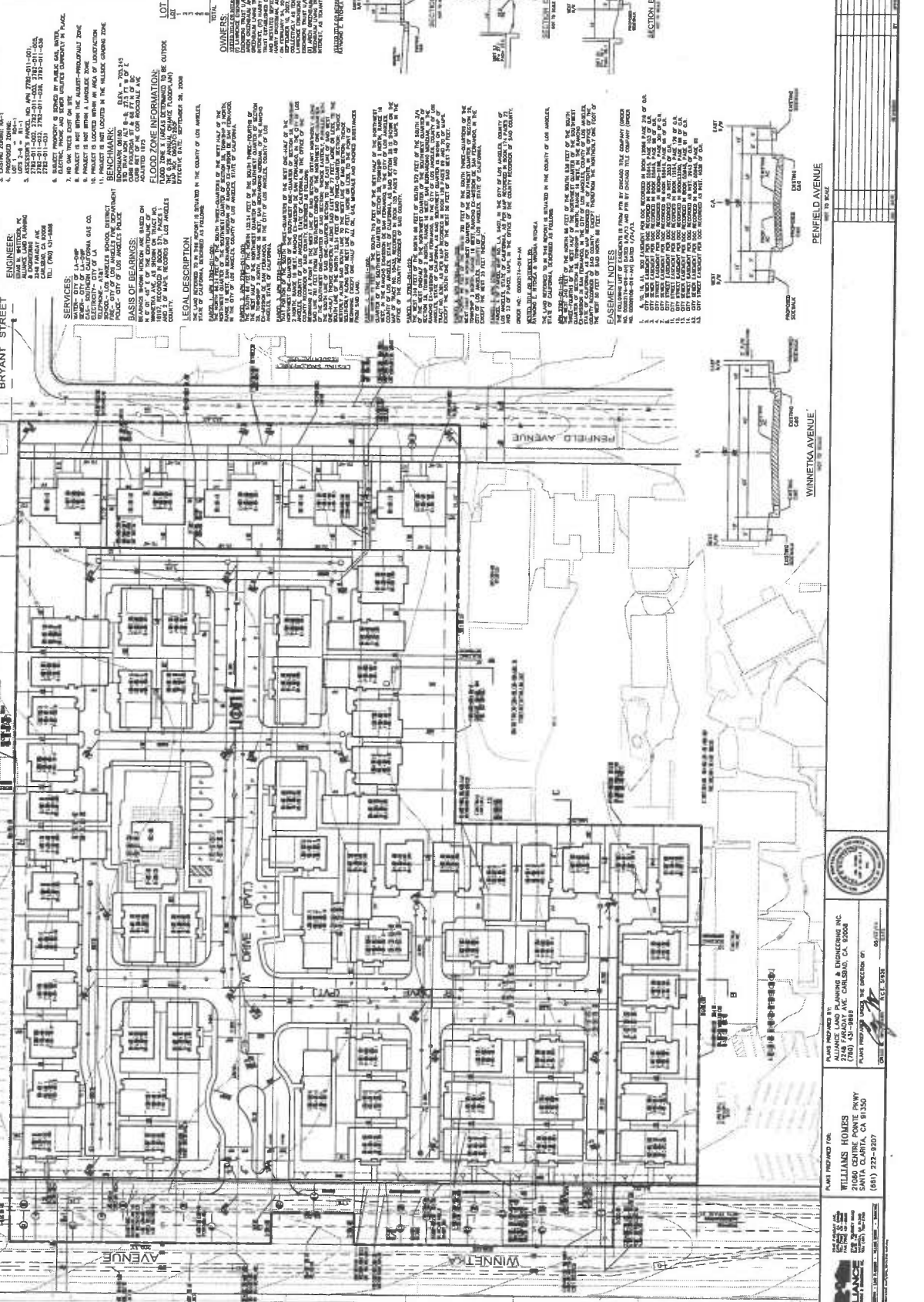
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LEGEND

- PROJECT BOUNDARY
- EXISTING ROAD RIGHT OF WAY
- PROPOSED ROAD RIGHT OF WAY
- PROPOSED STORM DRAIN
- PROPOSED WATER LINE
- EXISTING STORM DRAIN LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING SANITARY LINE
- EXISTING POWER POLE
- PARALLEL PARKING STRIP (24 FT. X 6 FT.)

LOT AREA SUMMARY:
 TOTAL LOT AREA: 8.8 ACRES
 TOTAL LOT AREA: 8.8 ACRES
 TOTAL LOT AREA: 8.8 ACRES

EARTHWORK SUMMARY:
 TOTAL CUT: 100,000 CY
 TOTAL FILL: 100,000 CY
 TOTAL CUT AND FILL: 200,000 CY



DATE: 08/27/14
 CITY OF LOS ANGELES
 TENTATIVE
 TRACT NO. 72271

PLANNING AND ENGINEERING SERVICES

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