

RESOLUTION

WHEREAS, the subject property is located at **16062-16140 West Chase Street and 8414-8458 North Woodley Avenue** within the area covered by the Mission Hills-Panorama City-North Hills Community Plan, updated and adopted by the City Council on **June 9, 1999** with the property's current General Plan land use designation of Low Density Residential; and

WHEREAS, the subject property is also currently zoned RA-1; and

WHEREAS, the project applicant has requested a General Plan Amendment to Low Medium I Density Residential with a corresponding zone change to RD6 in order to construct a 73 dwelling unit small lot subdivision; and

WHEREAS, the Mission Hills-Panorama City-North Hills Community Plan summarizes issues impacting the area and outlines planning and land use goals in the Community Plan area. Some of those issues are, but not limited to: 1) the compatibility between lower and higher density residential projects, 2) the need to preserve and enhance stable single-family neighborhoods, and 3) deterioration of the street scape; and

WHEREAS, the proposed project, as outlined by the applicant, adheres to the goals outlined in the Community Plan, but exceeds them and also incorporates an appropriate transition of lot sizes and dwelling units from those adjacent to the project to the east and north, to the more intense commercial and multiple-family uses on the south and southwest.

WHEREAS, the proposed project, as outlined by the applicant, provides landscaping, architecture, and enhanced front and rear home articulations which are intended to complement the existing neighborhood, while pedestrian friendly streetscapes designed to encourage walkability and a sense of community; and

WHEREAS, the proposed project will foster a safer and more accessible pedestrian-oriented street design, while still maintaining adequate traffic flow on the vehicular circulation system; and

WHEREAS, the proposed project at 73 dwelling units is consistent with the surrounding densities because it is located in a transition area between Low Density Residential housing to the north and the east and Low Medium II Density Residential zoned property (including zones RD1.5 and RD2) to the southwest; and

WHEREAS, consistent with a primary goal of the Community Plan, the proposed project would allow for the opportunity to bring quality new homes into the North Hills area; and

WHEREAS, the project will be designed in a manner, with enhanced elevations, parks, open space, and specific design characteristics, that will preserve the existing community feel, while at the same time, enhance values in the North Hills community; and

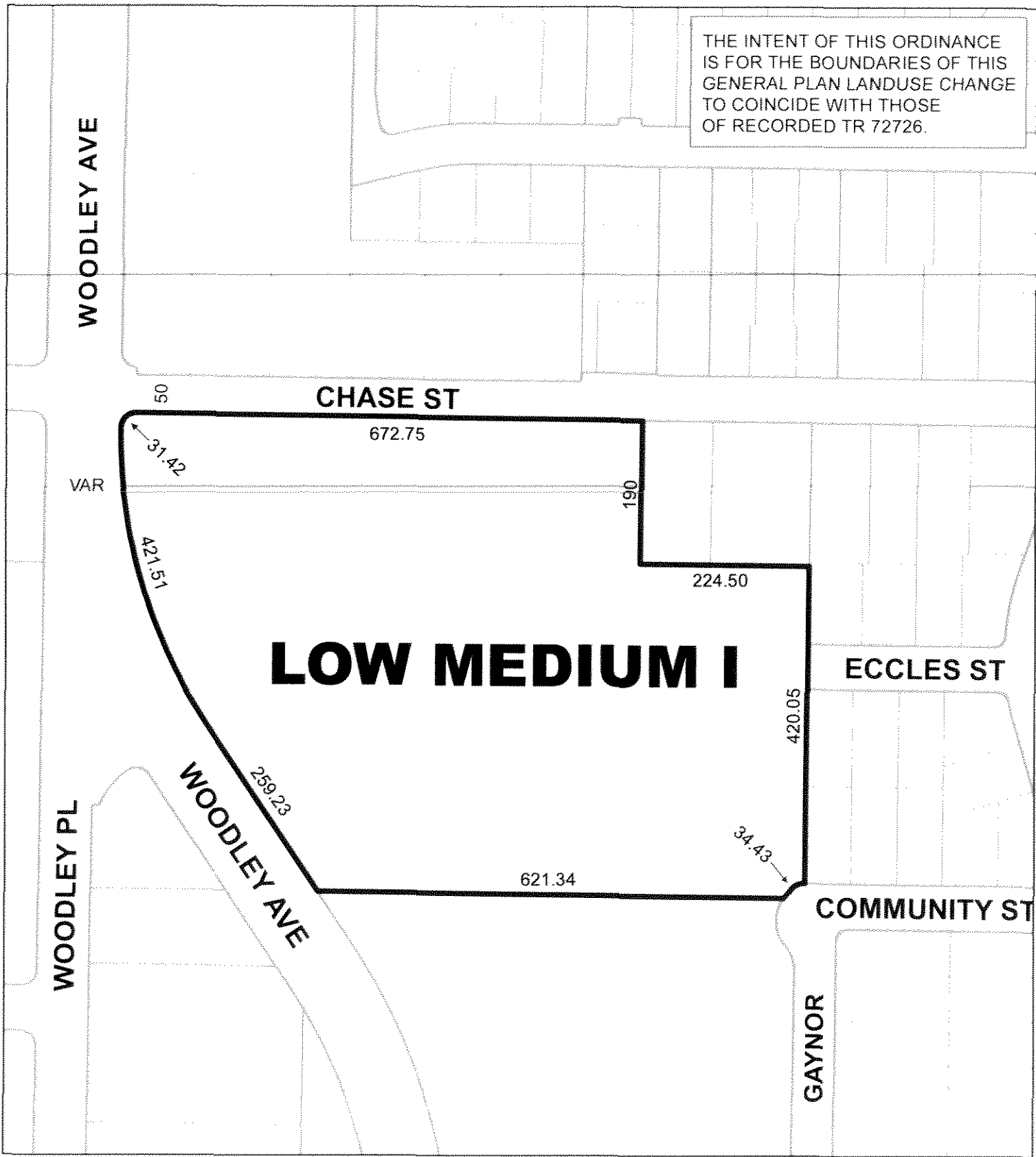
WHEREAS, the City Planning Commission, at its meeting of **Thursday, March 26, 2015**, approved and recommended that the City Council adopt the General Plan Amendment request to change in the land use designation on the project site from Low Density Residential to Low Medium I Density Residential; and

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

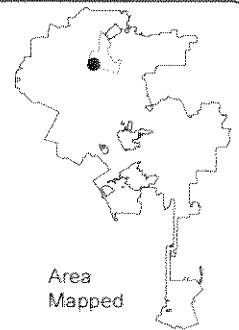
WHEREAS, the requested General Plan Amendment is consistent with the intent and purpose of the General Plan Framework and associated Elements; and

NOW, THEREFORE, BE IT RESOLVED that the Mission Hills-Panorama City-North Hills Community Plan be amended for the property 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 WITH THOSE OF RECORDED TR 72726.



LOW MEDIUM I



C.M. 192 B 141 CPC-2014-942-GPA-ZC-ZAA-SPR

CFI *[Signature]*

Mission Hills - Panorama City - North Hills

040115

Area Mapped