



Los Angeles
Department
of City Planning

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
CPC-2014-942-GPA-ZC-SPR-ZAA	ENV-2014-943-MND	12 - Englander
PROJECT ADDRESS:		
16062-16140 West Chase Street and 8414-8458 North Woodley Avenue (North Hills)		
APPLICANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Eric Borstein, Loren Borstein Rep.: Brad Rosenheim & Assoc. 21600 Oxnard Street #630 Woodland Hills, CA 91367	818-716-2689	brad@raa-inc.com
<input type="checkbox"/> New/Changed		
APPELLANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
2 APPEALS PLEASE SEE THE ATTACHED.		
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Thomas Lee Glick	818-374-5062	tom.glick@lacity.org
APPROVED PROJECT DESCRIPTION:		
<p>The construction of 73 single-family dwelling units on 73 separate lots in a Small Lot Subdivision on a 477,223 square-foot site. The project includes the development of three (3) Open Space Lots and two (2) future street dedication lots. The total residential floor area for the project will be approximately 192,000 square feet. Each residence will be two-stories in height, with a maximum building height of 30 feet. The project will not result in the demolition of any permanent structures; however, the operation of a private nursery with temporary structures will be removed. The project will also include grading of approximately 120,000 cubic yards. When completed, the project will include a minimum of 146 parking spaces in 73 garages. Additionally, the driveway areas in each of the 73 units will be designed to allow at least two uncovered parking spaces to accommodate additional resident vehicles, as well as to accommodate guest vehicle parking. The project will also provide parking on the internal streets. The project's total lot coverage will be 50% buildings/structures, 25% paving/driveways/streets, and 25% landscaping. Additionally, the project is proposed to be completely gated/walled with gates along Woodley Avenue and walls along Chase Street. The site will be comprised of an internal private street system connecting all dwelling units with each other and linked to primary entrances into the development at Woodley Avenue and Chase Street. The Small Lot Subdivision is being processed under a separate application under Vesting Tentative Tract (VTT) No. 72726-SL.</p>		

COMMISSION ACTION(S) / ZONING ADMINISTRATOR ACTION(S): (CEA's PLEASE CONFIRM)

1. **Adopt** the Mitigated Negative Declaration (ENV-2014-943-MND) for the above referenced Project;
2. **Approve and Recommend** that the City Council **Adopt** a **General Plan Amendment** to the Mission Hills-Panorama City-North Hills to change the land use designation of the lot from Low Residential to Low Medium I Residential;
3. **Approve and Recommend** that the City Council **Adopt** a **Zone Change** from RA-1(Suburban Zone) to (T)(Q)RD6-1 (Restricted Density Multiple Dwelling Zone) for the subject property, with the attached conditions of approval;
4. **Approve** an **Adjustment** to permit a wall structure up to 10 feet high in a required yard or setback area, subject to the attached conditions of approval;
5. **Approve** the **Site Plan Review** for a 73 dwelling unit residential development project, subject to the attached conditions of approval;
6. **Adopt** the attached Findings;
7. **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; and

ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION:

Adopt a **General Plan Amendment** to the Mission Hills-Panorama City-North Hills to change the land use designation of the lot from Low Residential to Low Medium I Residential; **Adopt** a **Zone Change** from RA-1(Suburban Zone) to (T)(Q)RD6-1

FINAL ENTITLEMENTS NOT ADVANCING:

Adjustment to permit a wall structure up to 10 feet high in a required yard or setback area, subject to the attached conditions of approval and **Site Plan Review** for a 73 dwelling unit residential development project, subject to the attach

ITEMS APPEALED:

N/A

<input checked="" type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption	<input type="checkbox"/>
<input checked="" type="checkbox"/> Findings of Fact	<input type="checkbox"/>	<input checked="" type="checkbox"/> Negative Declaration	<input type="checkbox"/>
<input checked="" type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input type="checkbox"/> Mitigated Negative Declaration	<input type="checkbox"/>
<input checked="" type="checkbox"/> Conditions of Approval	<input type="checkbox"/>	<input type="checkbox"/> Environmental Impact Report	<input type="checkbox"/>
<input type="checkbox"/> Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Mitigation Monitoring Program	<input type="checkbox"/>
<input checked="" type="checkbox"/> Zone Change Map	<input type="checkbox"/>	<input type="checkbox"/> Other _____	<input type="checkbox"/>
<input checked="" type="checkbox"/> GPA Resolution	<input type="checkbox"/>		
<input type="checkbox"/> Land Use Map	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Exhibit A - Site Plan	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Mailing List	<input type="checkbox"/>		
<input type="checkbox"/> Land Use	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Other <u>APPELLANTS</u>	<input type="checkbox"/>		

NOTES / INSTRUCTION(S)**FISCAL IMPACT STATEMENT** Yes No

*If determination states administrative costs are recovered through fees, indicate "Yes".

PLANNING COMMISSION

- City Planning Commission (CPC)
- Cultural Heritage Commission (CHC)
- Central Area Planning Commission
- East LA Area Planning Commission
- Harbor Area Planning Commission

- North Valley Area Planning Commission
- South LA Area Planning Commission
- South Valley Area Planning Commission
- West LA Area Planning Commission

PLANNING COMMISSION HEARING DATE

March 26, 2015

COMMISSION VOTE

6 - 0

LAST DAY TO APPEAL

June 8, 2015

APPEALED

No

TRANSMITTED BY

James K. Williams

TRANSMITTAL DATE

June 10, 2015

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
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CITY PLANNING COMMISSION

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VICE-PRESIDENT

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CAROLINE CHOE
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INFORMATION
www.planning.lacity.org

Date: JUN 10 2015

Case No. CPC-2014-942-GPA-ZA-SPR-ZAA
Council District No. 12 – Hon. Mitch Englander

Honorable City Council
City of Los Angeles
200 N. Spring Street, Room 395
Los Angeles, CA 90012

Dear Honorable Councilmembers:

A PROPOSED GENERAL PLAN AMENDMENT FOR THE PROPERTY AT 16062-16140 WEST CHASE STREET AND 8414-8458 NORTH WOODLEY AVENUE WITHIN THE MISSION HILLS-PANORAMA CITY-NORTH HILLS COMMUNITY PLAN

Pursuant to the provisions of Sections 551, 555, 556 and 558 of the City Charter, transmitted herewith is the March 26, 2015 action of the City Planning Commission recommending approval of the General Plan Amendment from the current land use designation of Low Density Residential to Low Medium II Density Residential for the property located at 16062-16140 West Chase Street and 8414-8458 North Woodley Avenue within the Mission Hills-Panorama City-North Hills Community Plan (Land Use Element), as set forth in the attached exhibits.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed General Plan Amendment is consistent with the City's General Plan.

The proposed General Plan Amendments were submitted to the Mayor whose recommendation will be forwarded to you as specified by Section 11.5.6 of the Los Angeles Municipal Code.

RECOMMENDATION

That the City Council:

1. **Concur** in the attached action of the City Planning Commission relative to its approval of the proposed General Plan Amendment for the Mission Hills-Panorama City-North Hills Community Plan; and
2. **Adopt** the attached Findings of the City Planning Commission as the Findings of the City Council; and
3. **Adopt** by Resolution, the proposed General Plan Amendment, as shown on the attached exhibit; and
4. **Direct** Planning staff to revise the Community Plan in accordance with this action.

Very Truly Yours,

MICHAEL J. LOGRANDE
Director of Planning

DANIEL SCOTT
Principal City Planner

Attachments:

1. City Planning Case File
2. Resolution Amending the Community Plan and Transportation Element
3. General Plan Amendment Maps
4. City Planning Commission action, including Findings
5. B-Permit Plans, for reference



LOS ANGELES CITY PLANNING COMMISSION

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

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CEQA: ENV-2014-943-MND

APPELLANT LIST:

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