

## RESOLUTION

**WHEREAS**, the subject property is located at **22001 West Nordhoff Street** within the area covered by the Chatsworth-Porter Ranch Community Plan, last updated and adopted by the City Council on **September 4, 1993**;

**WHEREAS**, the property's current General Plan land use designation is Very Low I Density Residential;

**WHEREAS**, the subject property is also currently zoned A1-1;

**WHEREAS**, the project applicant has requested a General Plan Amendment to Low Medium II Density Residential with a corresponding zone change to RD2 in order to construct a 58 dwelling unit detached condominium project;

**WHEREAS**, the Chatsworth-Porter Ranch Community Plan's primary goal is to allow for the opportunity to bring quality new homes into the Chatsworth area and as a result the Project provides 58 new dwelling units which 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 community;

**WHEREAS**, the proposed Project is located in an area of the City which is in need of increased housing production, especially with ownership opportunities and as a result the Project will provide new housing on currently underutilized land that is developed with a church, surface parking, and a school;

**WHEREAS**, the proposed project 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;

**WHEREAS**, the proposed project is located just west of Chatsworth Industrial area with land designated as "Light Industrial" or "Limited Industrial" in the Community Plan area with this portion of the Chatsworth Industrial area surrounding the site has transitioned from predominantly light industrial and office complexes to a more diverse mix of land uses, including commercial and multi-family residential uses;

**WHEREAS**, the Project's proposed housing will provide employees who work nearby with the option to live within walking or biking distance to their place of employment;

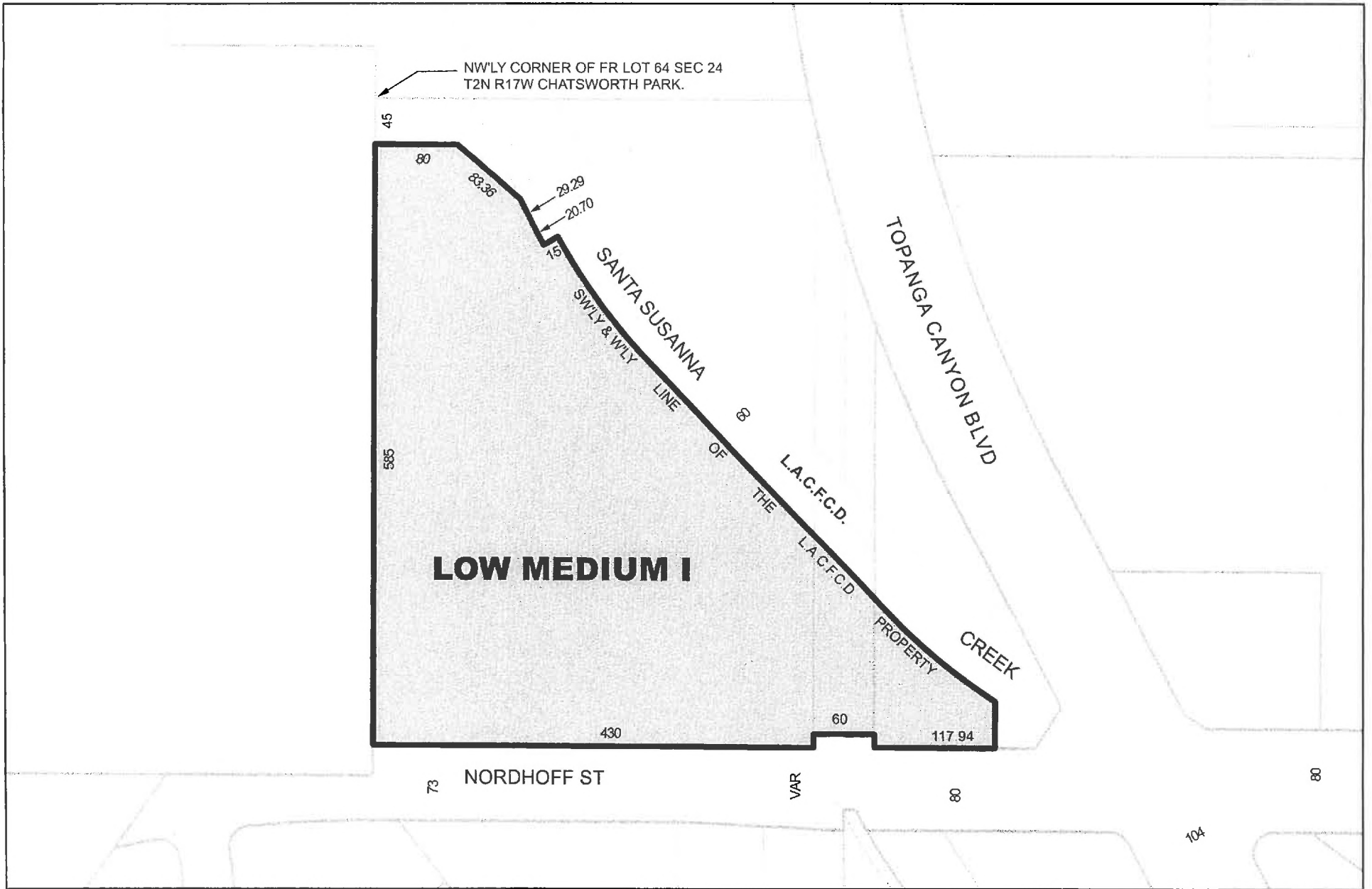
**WHEREAS**, the site is also located within 1/2 mile of the Nordhoff stop of the dedicated Metro Orange Line busway which provides access to the regional transportation system with service to employment centers throughout the City including the North Valley, Warner Center, Van Nuys, North Hollywood, Hollywood, Mid-Wilshire, and Downtown;

**WHEREAS**, the City Planning Commission, at its meeting of **Thursday, August 27, 2015**, approved and recommended that the City Council adopt the General Plan Amendment request to change the land use designation on the Project site from Very Low I Density Residential to Low Medium I Density Residential along with an approval and recommendation to City Council of a concurrent zone change to (T)(Q)RD3-1;

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

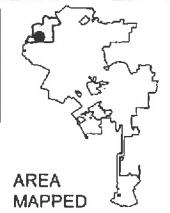
**WHEREAS**, the requested General Plan Amendment is consistent with the intent and purpose of the General Plan Framework and associated Elements; and

**NOW, THEREFORE, BE IT RESOLVED** that the Chatsworth-Porter Ranch 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 LAND USE CHANGE TO COINCIDE WITH THOSE OF RECORDED TR 72963.

C.M. 198 B 101    CPC 2014-4198 ZC GPA ZAA SPR



Section \_\_\_\_\_. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in the daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to City Hall; one copy on the bulletin board located at the ground level at the First Street entrance to the Los Angeles Police Department; and one copy on the bulletin board located at the Temple entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of \_\_\_\_\_.

\_\_\_\_\_  
Holly L. Wolcott, City Clerk

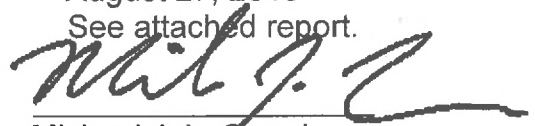
By \_\_\_\_\_ Deputy

Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor

Pursuant to Charter Section 559,  
**I approve** this ordinance on behalf of the  
Los Angeles City Planning Commission.

August 27, 2015  
See attached report.



Michael J. LoGrande  
Director of Planning

File No(s). \_\_\_\_\_