



**PLANNING DEPARTMENT TRANSMITTAL
TO THE CITY CLERK'S OFFICE**

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
CPC-2014-4198-GPA-ZC-ZAA-SPR	ENV-2014-4199-MND	12 - ENGLANDER
PROJECT ADDRESS:		
22001 W NORDHOFF STREET		
APPLICANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
KB HOMES SETH BOOTS 25152 SPRINGFIELD CT. LOS ANGELES, CA 91355	661-219-6910	
<input type="checkbox"/> New/Changed		
APPELLANT/REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A		
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
THOMAS GLICK	818-357-5062	tom.glick@lacity.org
APPROVED PROJECT DESCRIPTION:		
<p>The proposed Project will consist of demolition of an existing church, nursery school and accessory buildings on a 198,633 square-foot lot and the construction of 58 single-family detached townhome condominiums that will be three-stories in height and include private patios and individual garages with two covered parking spaces for each unit. Unit sizes will vary from approximately 1,900 square feet to 2,200 square feet and will have three to four bedrooms. The maximum height of the townhome condominiums will be 37 feet and the maximum total floor area in the project will be 126,000 square feet. On-site guest parking will be provided in grouped locations through-out the project site at a minimum rate of 0.25 parking spaces per dwelling unit. The Project's primary access will be provided from a vehicular entrance located toward the southeast corner of the Project site on Nordhoff Street. Secondary emergency gated access will be provided by an additional driveway located west of the main entrance on Nordhoff Street.</p> <p>Common open space areas will include an approximately 4,000 square feet located in the northern half of the Project that will include a "tot lot" and a centrally located approximately 4,230 square-foot open space area with various amenities, including active recreation areas, benches, barbeques and outdoor eating areas, and shade structures. Approximately 14,000 square feet of open space will also be maintained in the southwest corner of the site to provide a buffer to the LADWP-owned Chatsworth Reservoir/Nature Preserve property. A walkway of approximately 1/2 mile will line the perimeter of the Project site to provide pedestrian access to the units and open space and will also act as a recreational walking path.</p>		

The Project will comply with the L.A. Green Building Code, including native and drought-tolerant trees and planting to reduce water usage for irrigation. The landscaping will include trees along the internal streets that will provide shade as well as a minimum of one landscaped "finger" for every four to five outdoor guest parking spaces to reduce the heat island effect. One existing protected Oak tree will remain on the Project site and is incorporated into one of the common open space areas. The Project's applicant will offer a choice of three architectural styles comprised of Cape Cod, Craftsman, and Contemporary that will complement the variety of architectural styles in the surrounding community.

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

1. **Disapproved** a General Plan Amendment to the Chatsworth-Porter Ranch Community Plan, as requested by the applicant, to change the land use designation of the lot from Very Low I Residential to Low Medium II Residential.
2. **Disapproved** a Zone Change, as requested by the applicant, from A1-1 (Agricultural Zone) to RD2-1 (Restricted Density Multiple Dwelling Zone) for the subject property.
3. **Approved** a **General Plan Amendment** to the Chatsworth-Porter Ranch Community Plan to change the land use designation of the lot from Very Low I Residential to **Low Medium I Residential**.
4. **Approved** a **Zone Change** from A1-1(Agricultural Zone) to **(T)(Q)RD3-1** (Restricted Density Multiple Dwelling Zone) for the subject property.
5. **Approved** the requested **Site Plan Review** for a residential development project of 50 units or more.
6. **Received and Filed** the Adjustments to permit reductions in the rear yard requirements and the distance between the passageways between detached condominiums pursuant to the applicant's withdrawal request dated July 7, 2015.
7. **Adopted** the attached modified **Conditions of Approval**.
8. **Adopted** the **Findings**, including the Environmental Findings.
9. **Adopted** the Mitigated Negative Declaration No. **ENV-2014-4199-MND** for the above referenced project.
10. **Adopted** the **Mitigation Monitoring Program** for the Mitigated Negative Declaration No. ENV-2014-4199-MND.
11. **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.
12. **Advised** the Applicant that pursuant to the State Fish and Wildlife Code Section 711.4, a Fish and Wildlife and/or Certificate of Game Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice and Determination (NOD) filing.

Recommendations to City Council:

1. **Recommend** the City Council **adopt** a **General Plan Amendment** to the Chatsworth-Porter Ranch Community Plan to change the land use designation of the lot from Very Low I Residential to **Low Medium I Residential**.
2. **Recommend** the City Council **adopt** the **Findings**, including the Environmental Findings.
3. **Recommend** the City Council **adopt** the Mitigated Negative Declaration No. **ENV-2014-4199-MND** for the above referenced project.

ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION:

GPA/ZC

FINAL ENTITLEMENTS NOT ADVANCING:

ZAA/SPR

ITEMS APPEALED:

N/A

ATTACHMENTS:

REVISED:

ENVIRONMENTAL CLEARANCE:

REVISED:

<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 type="checkbox"/> Negative Declaration	<input type="checkbox"/>
<input checked="" type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input checked="" 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 checked="" 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 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 type="checkbox"/> Other	<input type="checkbox"/>		

NOTES / INSTRUCTION(S):

FISCAL IMPACT STATEMENT:

Yes No

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

PLANNING COMMISSION:

<input checked="" type="checkbox"/> City Planning Commission (CPC)	<input type="checkbox"/> North Valley Area Planning Commission
<input type="checkbox"/> Cultural Heritage Commission (CHC)	<input type="checkbox"/> South LA Area Planning Commission
<input type="checkbox"/> Central Area Planning Commission	<input type="checkbox"/> South Valley Area Planning Commission
<input type="checkbox"/> East LA Area Planning Commission	<input type="checkbox"/> West LA Area Planning Commission
<input type="checkbox"/> Harbor Area Planning Commission	

PLANNING COMMISSION HEARING DATE:	COMMISSION VOTE:
--	-------------------------

August 27, 2015	8 - 0
-----------------	-------

LAST DAY TO APPEAL:	APPEALED:
----------------------------	------------------

October 30, 2015	No
------------------	----

TRANSMITTED BY:	TRANSMITTAL DATE:
------------------------	--------------------------

James K. Williams	NOV 10 2015
-------------------	-------------



LOS ANGELES CITY PLANNING COMMISSION

200 N. Spring Street, Room 532, Los Angeles, California, 90012-4801, (213) 978-1300
<http://planning.lacity.org/>

Determination Mailing Date: OCT 10 2015

CASE NO.:
CPC-2014-4198-GPA-ZC-ZAA-SPR
CEQA: ENV-2014-4199-MND

Location: 22001 W. Nordhoff Street
Council Districts: 12 – Englander
Plan Area: Chatsworth-Porter Ranch
Requests: General Plan Amendment,
Zone Change, Zoning Administrator's
Adjustment, Site Plan Review

Applicant: Seth Boots, KB Home

At its meeting of August 27, 2015, the Los Angeles City Planning Commission took the following action:

1. **Disapproved** a General Plan Amendment to the Chatsworth-Porter Ranch Community Plan, as requested by the applicant, to change the land use designation of the lot from Very Low I Residential to Low Medium II Residential.
2. **Disapproved** a Zone Change, as requested by the applicant, from A1-1 (Agricultural Zone) to RD2-1 (Restricted Density Multiple Dwelling Zone) for the subject property.
3. **Approved** a **General Plan Amendment** to the Chatsworth-Porter Ranch Community Plan to change the land use designation of the lot from Very Low I Residential to **Low Medium I Residential**.
4. **Approved** a **Zone Change** from A1-1(Agricultural Zone) to **(T)(Q)RD3-1** (Restricted Density Multiple Dwelling Zone) for the subject property.
5. **Approved** the requested **Site Plan Review** for a residential development project of 50 units or more.
6. **Received and Filed** the Adjustments to permit reductions in the rear yard requirements and the distance between the passageways between detached condominiums pursuant to the applicant's withdrawal request dated July 7, 2015.
7. **Adopted** the attached modified **Conditions of Approval**.
8. **Adopted** the **Findings**, including the Environmental Findings.
9. **Adopted** the Mitigated Negative Declaration No. **ENV-2014-4199-MND** for the above referenced project.
10. **Adopted** the **Mitigation Monitoring Program** for the Mitigated Negative Declaration No. ENV-2014-4199-MND.
11. **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.
12. **Advised** the Applicant that pursuant to the State Fish and Wildlife Code Section 711.4, a Fish and Wildlife and/or Certificate of Game Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice and Determination (NOD) filing.

Recommendations to City Council:

1. **Recommend** the City Council **adopt** a **General Plan Amendment** to the Chatsworth-Porter Ranch Community Plan to change the land use designation of the lot from Very Low I Residential to **Low Medium I Residential**.
2. **Recommend** the City Council **adopt** the **Findings**, including the Environmental Findings.
3. **Recommend** the City Council **adopt** the Mitigated Negative Declaration No. **ENV-2014-4199-MND** for the above referenced project.

This action was taken by the following vote:

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

Vote: 8 - 0



James K. Williams, Commission Executive Assistant II
Los Angeles City Planning Commission

Effective Date/Appeals: The City Planning Commission's determination is appealable. Any aggrieved party may file an appeal within 20-days after the mailing date of this determination letter. Any appeal not filed within the 20-day period shall not be considered by the City 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: OCT 30 2015

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.

Attachments: Ordinance, Maps, Modified Conditions of Approval, Findings, Resolution
City Planner: Thomas Glick

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32 G of the Municipal Code, the (T) Tentative Classification shall be removed by the recordation of a final tract map (**VTT-72963-CN**) or by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

1. Dedication(s) and Improvement(s). Prior to the issuance of any building permits, public improvements and dedications for streets and other rights-of-way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation, Fire Department (and other responsible City, regional and federal government agencies, as may be necessary). Specifically, the Project developer shall:
 - a. Provide additional sidewalk easement as necessary to allow for driveway construction to complying with Americans with Disabilities Act.
 - b. Make arrangements with the Los Angeles County Department of Public Works prior to recordation of the final map for any necessary permits with respect to discharge into the Santa Susana Creek Flood Control Channel.
 - c. Record a Covenant and Agreement advising all future owners and builders that prior to issuance of a building permit, a Notice of Acknowledgment of Easement must be recorded and an application to do work in any sanitary sewer easement and to construct over the existing sanitary sewer facilities must be submitted to the City Engineer.
 - d. Revised the tract map so all the existing public easements within the tract area are shown correctly on the final map.
 - e. Secure a letter from the City Department of Transportation to City Engineer determining that the Nordhoff Street merger area is not necessary for a future public street.
 - f. In the event that Department of Transportation has no objection to the street merger then that the area shown "to be vacated" on the tentative tract map stamp dated **November 10, 2014** along Nordhoff Street excluding a 2-foot and variable width area measured 32-foot from the center line be permitted to be merged with the remainder of the tract map pursuant to Section 66499.20.2 of the State Government Code, and in addition, the following conditions be executed by the applicant and administered by the City Engineer:
 - 1) That consents to the street being merged and waivers of any damages that may accrue as a result of such mergers be obtained from all property owners who might have certain rights in the area being merged.
 - 2) That satisfactory arrangements be made with all public utility agencies maintaining existing facilities within the area being merged. Note: The Advisory Agency hereby finds that the dedications to be merged are unnecessary for present or prospective public purposes and all owners of the interest in the real property within the subdivision have or will have consented to the merger prior to the recordation of the final map.
 - g. That any surcharge fee in conjunction with the street merger request be paid.

- h. That if necessary for address purposes, the driveways within the subdivision be named the final map.
2. Responsibilities/Guarantees.
 - a. As part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.
 - b. Prior to issuance of sign-offs for final site plan approval and/or project permits by the Planning Department, the applicant/developer shall provide written verification to the Planning Department from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the Project. Any changes to Project design required by a public agency shall be documented in writing and submitted for review by the Planning Department.
3. Installation of tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. Some tree removal in conjunction with the street improvements may be require Board of Public Works approval. The applicant should contact the Urban Forestry Division for further information at (213) 847-3077.
4. Construction of necessary sewer facilities to the satisfaction of the Bureau of Engineering. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
5. Construction of necessary drainage facilities to the satisfaction of the Bureau of Engineering.
6. Construction of tree wells and planting of street trees and parkway landscaping to the satisfaction of the Street Tree Division of the Bureau of Street Maintenance.
7. Preparation of a parking area and driveway plan to the satisfaction of the appropriate Valley District Office of the Bureau of Engineering and the Department of Transportation. The driveway, parking and loading area(s) shall be developed substantially in conformance with the provisions and conditions of the subject Department of Transportation authorization. Emergency vehicular access shall be subject to the approval of the Fire Department and other responsible agencies.
8. Installation of street lights to the satisfaction of the Bureau of Street Lighting.
9. That street lighting modifications be required at an intersection if there are improvements by the Department of Transportation (also for off-site improvements).
10. Preparation of a plot plan to the satisfaction of the Fire Department.
11. Making any necessary arrangements with the appropriate cable television franchise holder to assure that cable television facilities will be installed in City rights-of-way in the same manner as is required of other facilities, pursuant to Municipal Code Section 17.05N, to the satisfaction of the Department of Telecommunications.

12. Police Department. Preparation of a 'plot plan in conformance with the Design Out Crime Guideline Booklet and guidelines defined in the Crime Prevention Through Environmental Design (CPTED) handbook to mitigate impacts on police services. Police recommendations may include but are not limited to secured parking, security fencing, security lighting, information signs, building design and landscaping to reduce places of potential concealment. The plans shall be to the satisfaction of LAPD Crime Prevention Section Personnel.
13. Notice: Prior to issuance of a clearance letter by the Bureau of Engineering, all engineering fees pertaining to Ordinance No. 176,077 adopted by the City Council, must be paid in full at the Development Services Division office.
14. Notice: Certificates of Occupancy for the subject property will not be issued by the City until the construction of all the public improvements (streets, sewers, storm drains, etc.), as required herein, are completed to the satisfaction of the City Engineer.
15. Covenant. Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded by the property owner in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. Further, the agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date must be given to the City Planning Department for attachment to the subject file.
16. Recreation and Parks. Per Section 12.33 of the Los Angeles Municipal Code, the applicant shall dedicate land for park or recreational purposes or pay the applicable Quimby fees for the construction of condominiums, or Recreation and Park fees for construction of apartment buildings.

CONDITIONS OF APPROVAL

A. Site Plan Review (LAMC 16.05)

1. **Site Development. Plot/Site Plan.** Prior to the issuance of any building permits for the subject Project, detailed development plans including site and elevation plans, and including complete landscape and irrigation plans prepared by a licensed landscape architect or architect, shall be submitted for review and approval by the Department of City Planning for verification of compliance with the imposed conditions. The plans submitted to Building and Safety shall be revised in substantial conformance with this approval and shall be substantial conformance with the plans dated **July 18, 2015**, and labeled "**Exhibit B-5**", attached to the subject case file.
2. **Vehicular Access.** Vehicular driveway access to the Project site shall be provided only from Nordhoff Street.
3. **Architectural Styles.** Pursuant to the elevations attached to the proposed Project specified in applicant's revised plans dated **July 18, 2015**, and labeled "**Exhibit B-5**", the applicant shall provide at least three different and distinct architectural styles including: Cape Cod, Craftsman, and American Cotemporary Western.
4. **Architectural Façade Treatment.** Architectural features shall be applied to all elevations of the proposed dwellings, including the side elevations. Such features shall occur at a minimum of every 15 feet.
5. **Front Elevations.** Pursuant to the applicant's revised plans, "**Exhibit E-5**", the following dwelling units shall have their front oriented towards Nordhoff Street: Units 1, 2, 3, 32, 33, 34, 35, 36, 37, 38, 39 and 40. Each of these unit's elevation shall provide front treatments including, but not limited to, porches with posts and columns, gables with gable vents, awnings, dormers, large windows, stucco and/or cement window trim, decorative shutters, rake boards, stone veneer, and shingled sliding.
6. **Gates, Walls and Fences.** No security gates, walls or fences shall be permitted along the Project's frontage on Nordhoff Street. However, each individual dwelling unit may be permitted enclosures consistent with the requirements established in LAMC Section 12.21-G.
7. **Recreational Amenities.** Pursuant to the applicant's revised site plan (**Exhibit B-5**), the areas designated as required common open space shall provide:
 - a. Recreational amenities including, but not limited to, benches, tables, play equipment, and other features designed to activate these designated open space areas; and
 - b. Pursuant to the revised site plan, the applicant shall develop and maintain an uninterrupted "walking path" as part of the recreational amenities with a minimum width of 5 feet and length of 1,500 linear feet.
8. **Permeable Paving.** The Project shall incorporate techniques throughout the Project site including permeable paving and landscaping to avoid excessive runoff into the Los Angeles Flood Control Basin along the property's northern boundary.
9. **Trash Enclosures.** All trash enclosure areas shall be screened from public view from Nordhoff Street.

10. **Open Space Buffer:** A minimum 12-foot wide open space buffer shall be developed and maintained at the property's 615-foot western boundary along the Chatsworth Nature Preserve. The buffer shall be publically accessible every day of the year and, at minimum, shall be open between the hours of 6:00 a.m. to 10:00 p.m. At least twenty-five percent (25%) of the buffer area shall be landscaped. The buffer area shall include passive and active amenities including, but not limited to, tables, seats, benches, art, and other features designed to activate this buffer area. The buffer area shall include tree plantings spaced no more than 30 feet on center and shall be any one or combination of the following species trees:

- Morus – Mulberry
- Prunus - Cherry
- Gleditsia - Honey Locust
- Arbutus - Strawberry Tree, Toyon
- Cinnamomum - Camphor Tree
- Olea - Olive (including fruitless)
- Cercis - Redbud
- Jacaranda
- Eriobotrya – Loquat

All tree plantings shall be in a minimum 36-inch box.

FINDINGS

A. General Plan/Charter Findings

1. **General Plan Land Use Designation – Approval of Applicant’s Requested Plan Amendment.** The subject property is located within the area covered by the Chatsworth-Porter Ranch Community Plan, adopted by the City Council on **September 4, 1993**, with the plan text updated on **April 2, 2003**. The existing Plan designates the proposed Project site as Very Low I Density Residential. However, the recommendation includes a General Plan Amendment to the Low Medium I Density Residential land use category. The zone change recommendation by City staff for the Project site to the RD3 zone **IS CONSISTENT** with the land use designation of Low Medium I Density Residential and **IS IN SUBSTANTIAL CONFORMANCE** with the purposes, intent and provisions of the General Plan as reflected in the adopted Community Plan.

The A1-1 zoning and the corresponding Very Low I Residential land use designation on the subject site are outdated designations which were long ago degraded on the property when the church and pre-school were approved under Conditional Use Permit. In fact, part of good land use planning is adapting to the changing demand of the day. Agricultural uses are no longer viable in this area but conversely housing of all types is of great need especially in this area of the City. In fact, the agricultural land uses in the area over the years have been replaced by commercial, industrial, and multi-family, especially to the north and east and as a result, the site is no longer viable for its originally intended land use. The proposed project at 58 units is providing a density which is commensurate to the densities to the north and more importantly is providing a vital land use necessary for the continued growth of the City.

Additionally, the 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.

The site is located just west of Chatsworth Industrial area with land designated as "Light Industrial" or "Limited Industrial" in the Community Plan area (generally bounded by Topanga Canyon Boulevard to the west, Lassen Street to the North, Nordhoff Street to the south, and Corbin Avenue to the east. In recent years, 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. In particular, commercial and residential development have been introduced into the area surrounding the site, altering this portion of the Community Plan's previously industrial character. This transition has occurred through approval of multiple General Plan Amendments and corresponding zone changes or variances which have created a stronger connection to the commercially-designated area east of the site that includes the Northridge Mall (bounded by Plummer Street to the north, Corbin Avenue to the west, Tampa Avenue to the east, and the Metro right-of-way to the south).

In particular, the site is a remnant of previous agricultural zoned land that is currently used for a church and school under a Conditional Use Permit. According to the applicant's traffic analysis, the church and school generate more peak hour trips than the Project will generate at full build out.

Finally, consistent with a primary goal of the Community Plan, the proposed Project would allow for the opportunity to bring quality new homes into the Chatsworth area. 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 community.

2. **Community Plan Text.** The Community Plan text includes the following relevant land use goals, objectives, policies and programs related to the recommendation of a zone change to the RD3 zone and a General Plan Amendment to the Low Medium I Residential Density designation:

Community Plan Objective: To make provisions for the housing required to satisfy the varying needs and desires of all economic segments of the Community, maximizing the opportunity for individual choice.

Community Plan Policies: The Plan does not seek to promote nor to hinder growth; rather it accepts the likelihood that growth will take place and must be provided for. The Plan encourages the preservation of low density single-family residential areas, the conservation of open space lands, and the preservation and strengthening of the Chatsworth Community Business District.

The recommended "Low Medium I" General Plan land use designation and the proposed RD3 zoning will allow the development of 58 residential units. The proposed density is well-below the approximately 66 residential units that could be developed under the maximum permitted by the RD3 density. The residential units will consist of "build to order" single-family detached townhome-style condominiums that will be three and four bedrooms and will function as single-family homes.

The Project will provide homeownership opportunities in detached dwellings to those who may not be able to afford a home on a traditional single-family lot and will provide an alternative homeownership opportunity to traditional single-family homes and multi-unit buildings. By including three and four bedrooms, the Project will meet the needs of families with children who are often not served in traditional multi-unit buildings, creating a mix of housing types within the immediate area of the site and meeting the needs of an additional economic segment of the community while maximizing the opportunity for individual choice.

The site is located in a suburban area already served by major utilities, transportation, existing roadways, and other public service facilities. The Project will preserve the hillside in the southwest corner of the site and arrange the detached condominiums on the more level parts of the site to minimize grading. The Project will provide transitional height and density between the single-family uses to the south and the multi-family uses to the north and east. The condominiums will appear to be single-family homes similar to the homes to the south across Nordhoff Street. Each townhome condominium will have no shared walls with neighboring units, its own front door and entrance, attached two-car garage, and private yard area. The Project will contribute to the expected growth and continued vitality of this neighborhood and will complement the existing surrounding uses.

3. **General Plan Framework Text.** The City's General Plan includes other elements with relevant text related to the recommendation of a zone change to the RD3 zone and a General Plan Amendment to the Low Medium I Residential Density designation. In specific, the requested General Plan Amendment is in substantial conformance with the goals, objectives, policies, and programs of the Citywide General Plan

Framework including the following specific goals, objectives, and policies:

- A. *Framework Element. Land Use Framework Objective 3.1- Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses and visitors.*

The proposed General Plan Amendment will allow development of a Project that clusters housing in direct proximity and with regional accessibility to employment centers and retail/restaurant options. The Project's proposed housing will provide employees who work nearby the option to live within walking or biking distance to their place of employment. 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, North Hollywood, Hollywood, and Downtown. The site is also in proximity to the Chatsworth Metrolink station which provides rail service throughout Southern California -Oxnard/Ventura County on the west, the Antelope Valley/Lancaster to the north, Riverside/San Bernardino to the east, and Oceanside/San Diego County to the south. The Chatsworth Metrolink station is easily accessible via the bus lines that run along Topanga Canyon Boulevard. The Project satisfies the City's land use objective to provide a diversity of uses by providing housing accessible to jobs centers to reduce traffic congestion and greenhouse gas emissions.

- B. *Framework Element. Land Use Framework Objective 3.2 -Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicle trips, vehicle miles traveled and air pollution.*

The purpose of the proposed General Plan Amendment is to allow development of an integrated development that combines housing and recreation. The site is located within mile of the Nordhoff stop of the dedicated Metro Orange Line busway which provides access to regional public transportation providing the opportunity for residents to commute via public transit to major jobs centers in the North Valley, Hollywood, and Downtown, thereby reducing daily and peak hour vehicular trips as well as overall Vehicle Miles Traveled. On-site amenities such as the tot lot and open space will further reduce the need for residents to travel off-site for recreational purposes. The site is located in an area that is developed heavily with commercial uses; therefore, providing housing in this location contributes to the overall balance of development in the area.

Conclusion

The staff recommended Project will meet the above goals, policies, and objectives of the Community Plan by providing much needed housing. In the current housing market where a number of housing products are available, a housing development of a detached design will provide a diversified housing stock for the City's growing population. The proposal will replace vacant under-utilized residential property with a subdivision that will provide ownership opportunities to the vicinity. The recommended Project is within the scale of other developments in the area, especially to the north, east and west of the subject site. The staff recommendation to allow 58 dwelling units is consistent with the objectives of the Community Plan to provide more single-family housing opportunities.

The proposed General Plan Amendment is in conformance with public necessity, convenience, and general welfare because it will help address the housing

shortage that currently exists in the City and will meet the needs of an underserved population in the community by providing homeownership opportunities in detached dwellings to those who may not be able to afford traditional single family homes. By including three and four bedrooms, the Project also provides a housing type meeting the needs of families with children who are often not served in traditional multi-unit buildings. The Project will provide 58 units of new housing on currently underutilized land that is currently developed with surface parking and church and school buildings.

The Project will provide transitional height and density between the single-family uses to the south and the multi-family uses to the north and east. The Project will contribute to the expected growth and continued vitality of this neighborhood and will complement the existing surrounding uses. Public necessity, convenience, and general welfare will be further served by providing ample guest parking on-site to ensure that guests do not park on neighborhood streets and by providing a significant amount of recreational open space on-site for residents and guests to use rather than relying on off-site recreation areas.

Furthermore, the Chatsworth-Porter Ranch Community Plan states the following, "Recognizing the desire to preserve undeveloped hillside and mountainous terrain, to the extent feasible, the "cluster concept" may be utilized for the new residential development in hillside areas ..." where the "cluster concept" "...is defined as the grouping of residential structures on the more level parts of the terrain while retaining steeper portion in their natural state." The Project will do just this and preserves the hillside in the southwest corner of the site and arranges the single-family detached townhome condominiums on the more level parts of the site. The Project also places emphasis on pedestrian-oriented use and design. The Project is also desirable for public convenience because it will locate housing within 1/2 mile of a major public transit line -the Metro Orange Line, facilitating existing City policies that seek to place housing within walking distance of transit options to reduce single-occupancy auto trips and provide alternatives to the automobile.

B. Entitlement Findings (Zone Change and Site Plan Review)

1. **Zone Change, L.A.M.C. Sec. 12.32.F:** The applicant's request is in conformance with the public necessity, convenience, general welfare, and good zoning practice.

There is a critical and well-documented demand for housing throughout the City of Los Angeles. The existing zoning of the property is A1 zoned specified for agricultural land uses and permits one single family dwelling unit on a minimum of five acres. The existing land use designation is a remnant of earlier land uses in the area, but the increased development and density of the surrounding land has rendered the site an island and makes a transitional use of detached single-family townhome condominiums an appropriate transitional use.

The applicant in their original application requested a zone change from A1-1 to RD2-1 and a General Plan Amendment from Very Low I Residential, a large lot single-family designation, to Low Medium II Residential, a multiple-family land use designation. The applicant's requests for a zone change to RD2 and a corresponding land use designation of Low Medium II were well-above the necessary entitlements to permit the requested density of 58 units. In fact, the correct zone change and land use designation for the proposed density of 58 units would be RD3 and Low Medium I respectively. The applicant's request was probably an oversight and was related to a previously iteration of the applicant's project proposing greater density than 58 units. As a result, staff has

recommended the RD3 zone and a corresponding land use designation of Low Medium I. The proposed Zone Change is consistent with Section 558 of the City Charter and Section 12.32 of the LAMC in that it will be in conformance with public necessity, convenience, general welfare, and good zoning practice as described below. With the approval of the requested General Plan Amendment, the requested zoning will be consistent with the General Plan.

Good Zoning Practice

The Project will be developed in a manner consistent with the surrounding neighborhood and will complement the existing land use patterns in the area and provide an appropriate transitional use between the higher density residential uses immediately adjacent to the site on the east, the commercial and industrial uses to the northeast and at the intersection of Nordhoff Street and Topanga Canyon Boulevard, and the single family uses to the south of the site. Landscape buffering to the west of the site and the retention of the hillside at the southwest corner of the site will allow the site to transition to the Chatsworth Nature Preserve property to the west of the site.

Likewise, the design of the Project was carefully considered to complement the surrounding area while addressing the need for housing in the City. The townhome-style condominiums will appear to be single family homes similar to the homes to the south across Nordhoff Street. Each townhome will have no shared walls with neighboring units, its own front door and entrance, attached two-car garage, and private yard area.

The Project further conforms to good zoning practice because it will provide on-site open spaces for recreational use by the residents. Additionally, since the development will allow for unrestricted access, the development's open space areas will be available to the larger community, especially the pedestrian walking path and the area overlooking the Chatsworth Nature Preserve.

Finally, the site is located within 1/2 of a mile of the Metro Orange Line which is a major public transit line and provides access to the regional transportation system with service to the major employment centers throughout the City. This transit service will provide residents the opportunity to commute via public transit thereby reducing daily and peak hour vehicular trips.

Public Necessity

The proposed zone change will allow underutilized land to be improved with viable and needed residential development. The zone change will address public necessity because the Project will help address the housing shortage that currently exists throughout the City, including Chatsworth, and will be consistent with the General Plan and Community Plan objectives to maintain an adequate supply and distribution of a broad range of housing types and opportunities in the Community Plan Area. The residential units will consist of "build to order" detached condominiums that will be three and four bedrooms, providing an opportunity for housing of larger families. The Project will serve the public necessity and provide homeownership opportunities to those who may not be able to afford a home on a traditional single-family lot. Development of the Project will provide housing options for employees who work nearby and will provide pedestrian and vehicular access to the regional transportation system, including to a stop on the Metro Orange Line located within mile of the site.

Overall, the Project's residential units are critical to ensuring an appropriate jobs/housing balance within the Plan area, as well as reducing overall vehicle miles travelled by providing employees with the ability to live in proximity to an employment center with access to regional public transit.

Convenience

The proposed zone change will result in a Project that is consistent with public convenience because it will add new housing to an already residential area within the Community Plan Area. The site's proximity to major highways like Topanga Canyon Boulevard, Roscoe Boulevard, and De Soto Avenue provides convenient vehicular access and access to public transit opportunities to and from residential and commercial uses located in the vicinity of the site and regionally. This type of infill housing along major transportation corridors serves the public convenience because it provides an opportunity to reduce single person vehicle trips and encourages the use of public transportation.

Additionally, the Project will satisfy the City's land use objective to provide a diversity of uses by providing housing accessible to job centers to reduce traffic congestion and greenhouse gas emissions. The Project also provides housing that will be designed utilizing the cluster concept which serves the public convenience by placing development on the more level parts of the site and retaining the hillside in the southwest corner in its natural state as a buffer to the Chatsworth Nature Preserve to the west.

General Welfare

The Project contributes to the general welfare in numerous ways. In particular, the site, which is currently under-utilized, will be redeveloped with safe, high-quality housing that will be aesthetically appealing and will promote pedestrian activity. The location of the Project will contribute to the general welfare because it will add units facing Nordhoff Street and will provide "eyes on the street" that will increase public safety. The Project is consistent with existing surrounding uses and will provide a much needed transition from the commercial uses to the east and multi-family uses to the north to the single family uses to the south and the Chatsworth Nature Preserve property to the west.

Most of the single- family housing to the south is on a hill above Nordhoff Street where it becomes Farralone Avenue although there are five single family homes along the south side of Nordhoff Street west of Topanga at street level. One of these homes is setback off Nordhoff Street so the Project will be screened from view from that property. The housing to the south is primarily at a higher grade than the site, beginning at approximately a minimum of 40 feet above the site. These homes are above street level, and therefore, views from these homes will not be blocked by the 37-foot tall townhomes proposed for the Project.

The design of the Project was carefully considered to complement the surrounding area while addressing the need for housing in the City and will enhance the visibility and aesthetic character of the site. Furthermore, it will be designed in conformance with all applicable fire, life, safety codes which are intended to promote the general welfare. The Project will also provide an increased tax base in terms of both property and sales tax that will provide funding for City services.

Additionally, the project has been conditioned to provide several "green building" amenities designed to minimize the project's demand on utility service systems including:

- 1) A requirements for drought-tolerant landscaping to reduce demand on water. Chatsworth is one of the hottest sub-regions in the County of Los Angeles. As such, the use of drought-tolerant plants will further the reduction in the demand for water.

2) The Solar Reflectance Index requirement is designed to reduce heat gain on the dwelling units' roofs and lessen the demand on electricity needed to cool a house during the summer months. As stated above, Chatsworth is one of the hottest sub-regions in the County and "green roofs" within this development will help reduce electrical demand especially during the highest demand periods.

3) A requirement for each unit's garage to have an Electric Vehicle Charging Station to encourage the purchase and use of electric vehicles. Even with a minimal percentage of the total amount of vehicles in the development as electric vehicles, vehicle emissions will be reduced, as well as an overall reduction in vehicle noise which is important next to the Nature Preserve.

2. **Site Plan Review, L.A.M.C. Sec. 16.05:**

In granting an approval under LAMC Section 16.05-F, the City Planning Commission must make the following findings in the affirmative for a development Project consisting of 50 or more dwelling units.

a. *That the project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan.*

The proposed Project is consistent with the relevant goals, objectives, policies, and programs of the General Plan. Goal No. 1 of the General Plan's Housing Element is, "Housing Production and Preservation." In support of this goal is Objective 1.1: "Produce an adequate supply of rental and ownership housing in order to meet current and projected needs." The General Plan's Housing Element includes the following relevant policies in support of this Objective: Policy 1.1.3, "Facilitate new construction and preservation of a range of different housing types that address the particular needs of the city's households." In conformance with this Goal, Objective, and these Policies, the proposed Project offers desirable, market-rate, residential dwelling units, providing a new, high-quality, ownership option that is currently unavailable in the local community.

Also, Land Use Framework Objective 3.1 states that the City needs to "...accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses and visitors." The proposed Project will allow development that clusters housing in direct proximity and with regional accessibility to employment centers (Warner Center, Van Nuys, North Hollywood, Universal City, Hollywood and Downtown) as well as with many retail, service, and restaurant options. The Project's proposed housing provides employees who work nearby the option to live within walking or biking distance to their places of employment.

Finally, Land Use Framework Objective 3.2 states that the City needs to "...provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicle trips, vehicle miles traveled and air pollution. The Project will include an integrated development that combines housing and recreation. The site is located within 1/2 mile of the Nordhoff stop of the dedicated Metro Orange Line busway which provides access to regional public transportation providing the opportunity for residents to commute via public transit to major jobs centers in the City, thereby reducing daily and peak hour vehicular trips as well as overall vehicle miles travelled. The Chatsworth

Metrolink station is easily accessible via the bus lines that run along Topanga Canyon Boulevard. The Project satisfies the City's land use objective to provide a diversity of uses by providing housing accessible to job centers to reduce traffic congestion and greenhouse gas emissions.

Also consistent with Framework Objective 3.2, on-site amenities such as the tot lot and open space will further reduce the need for residents to travel off-site for recreational purposes. The site is located in an area that is developed heavily with commercial uses; therefore, providing housing in this location contributes to the overall balance of development in the area.

- b. *That the Project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements, that is or will be compatible with existing and future development on adjacent properties and neighboring properties.*

The Project consists of an arrangement of buildings and structures (including height, bulk, and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements that is or will be compatible with existing and future development on adjacent properties and neighboring properties. The Project will provide 58 units of new housing on currently underutilized land that is developed with surface parking and church and school buildings. The Project will provide transitional height and density between the single-family uses to the south and the multi-family uses to the north, northeast, and east. The Project will contribute to the expected growth and continued vitality of this neighborhood and will be compatible with and will complement the existing surrounding uses.

The condominiums will appear to be single-family homes similar to the homes to the south across Nordhoff Street. Each townhome will have no shared walls with neighboring units, its own front door and entrance, attached two-car garage, and private yard area. Most units will be separated by a minimum of ten feet. The units visible from Nordhoff Street will be predominantly front-facing to provide compatibility with the homes south Nordhoff Street.

Also, the dwelling units' parking will be provided in attached two-car garages. Ample guest parking will be provided throughout the site. Primary access to the site will be provided from a vehicular entrance located toward the southeast corner of the site on Nordhoff Street and 28-foot wide alleys will provide internal access to each unit and emergency fire access to the Project. Secondary emergency gated access will be provided by an additional driveway located west of the main entry on Nordhoff Street.

A walkway of approximately 1/3 mile will line the perimeter of the site to provide pedestrian access to the units and will also act as a recreational walking path. This path will allow residents and guests to have access to the units and open space areas without requiring them to traverse the on-site guest parking and roadways.

The Project will comply with the L.A. Green Building Code, including native and drought-tolerant trees and planting to reduce water usage for irrigation. The extensive landscaping will include street trees that will provide shade for every four to five outdoor guest parking spaces to reduce the heat island effect. One existing protected oak tree will remain on the site and is incorporated into one of the common open space areas.

The project site is located next to the Chatsworth Nature Preserve. The site is a remnant parcel of land zoned for agricultural. However, the use of the site has been religious facility and school for over five decades. The church and school provide a haphazard arrangement of buildings and accessory facilities, including parking. The proposed residential development will provide a site layout which is more organized and ordered. Access and egress to the site will be from one central location along Nordhoff Street. The internal arrangement of buildings and streets will insure that circulation patterns are fluid, especially pedestrian movement through-out the site. The site will have ample resident and guest parking to prevent any parking problems from impacting surrounding neighborhoods.

Lastly, the Project will be designed in conformance with all applicable fire, life, safety codes which will include Project lighting requirements for the internal streets and the walkway. Each unit will also have appropriate outdoor, sidewalk, and entry lighting. Loading areas and trash collection will be located within the site on the private alleys, and will therefore, not impact neighboring properties.

- c. *That any residential Project provides recreational and services amenities to improve habitability for its residents and minimize impacts on neighboring properties.*

The Project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties. In addition to the 1/3 mile long contiguous walkway around the Project perimeter that provides access to the units and open space and that will also act as a recreational walking path. As a result, a significant amount of recreational open space will be provided on-site for residents and guests to use rather than relying on off-site recreation areas. Proposed common open space areas will include an approximately 4,000 square-foot area located in the northern half of the Project that will include a tot lot and a centrally-located approximately 4,230 square foot open space area with various amenities, including active recreation areas, benches, barbecue and outdoor eating areas, and shade structures. Approximately 14,000 square feet of open space will also be maintained in the southwest corner of the site to provide a buffer to the Chatsworth Nature Preserve property. This open space buffer along the Preserve's property line will act as a landscaped buffer to further shield the Project from its neighbor to the west.

Furthermore, consistency of landscaping and maintenance by the homeowners association in addition to typical homeowner's maintenance requirements for individual units will ensure an aesthetically-appealing appearance from neighboring properties.

C. CEQA Findings

Environmental. A Mitigated Negative Declaration (**ENV-2014-4199-MND**) was prepared for the proposed Project. The Department of City Planning published Mitigated Negative Declaration for the proposed Project on **May 21, 2015**, with the comment period ending on **June 10, 2015**. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND and listed as Environmental Conditions in this report, there is no substantial evidence that the proposed Project will have a significant effect on the environment. The attached Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. Other identified potential impacts not specifically mitigated by these conditions are already subject to existing City ordinances, (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Xeriscape Ordinance, Stormwater Ordinance, etc.) which are specifically intended

to mitigate such potential impacts on all projects. Finally, pursuant to California State Public Resources Code Section 21081.6 and the California Environmental Quality Act, the applicant and any future owners, successors, heirs or assigns are conditioned to provide the Planning Department with status reports for assessing and ensuring the efficacy of the mitigation measures (environmental conditions) required herein.