

MOTION

On December 13, 2005, the Council adopted a zone change ordinance (Ordinance No. 177220), for the property located at 13159 Glenoaks Boulevard, Los Angeles, CA 91342 in Sylmar (Council File No. 05-2078-S1). The zone change ordinance is also associated with a subdivision case, Tract Map No. 61170, for the development of a maximum 21 dwelling units.


Since the approval of the zone change, the Final Tract Map No. 61170 was approved for filing with the County Recorder by the Council on April 1, 2008 (Council File No.08-0707), and the project has been developed as condominiums. The zone change contained 'Q' (Qualified) conditions of approval and Tract Map conditions restricting vehicular entrance gates and common recreational areas on site.

More specifically, Q conditions No. 4(e) and 4(g) prohibit common recreational areas, which is inclusive of swings/slides and children play sets, and vehicular entrance gates. Tract Map No. 61170 contained conditions No. 15(h) and 15(j) which also prohibit common recreational areas and vehicular entrance gates.

The residents of the now developed condominium project seek relieve of these very restrictive conditions because children need a recreational area on site, and the residents have expressed a desire to have gates installed for public safety reasons, and to prevent an accident from occurring and injuring children who reside with their families at the condominiums.

I THEREFORE MOVE that the Council instruct the Planning Department, in consultation with the City Attorney, to prepare an ordinance to allow common recreational areas and vehicular entrance gates on site, for the existing condominium properties located at 13159 Glenoaks Boulevard, Los Angeles, CA 91342, and thereby remove the existing 'Q' conditions contained as part of Ordinance No. 177220 (Council File No. 05-2078-S1) and the conditions of approval of Tract Map No.61170 (Council File No. 08-0707) that prohibit them.

PRESENTED BY: 
FELIPE FUENTES
Councilmember, 7th District

SECONDED BY: 


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