

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

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
APCNV-2017-1848-ZC-WDI	ENV-2017-1849-CE	12 - Englander
PROJECT ADDRESS:		
9119 North De Soto Avenue; 9119-9145 North De Soto Avenue		
APPLICANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
<input type="checkbox"/> New/Changed David Hirsch, Fitness International, LLC		
APPLICANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
John J. Parker, Pacific Crest Consultants	805-388-3555	JParker@PCCLA.com
APPELLANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
APPELLANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
JoJo Pewsawang	213-978-1214	JoJo.Pewsawang@lacity.org
ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION		
Zone Change		

FINAL ENTITLEMENTS NOT ADVANCING:

Waiver of Dedication and Improvement

ITEMS APPEALED:**ATTACHMENTS:****REVISED:****ENVIRONMENTAL CLEARANCE:****REVISED:**

- ☒ Letter of Determination
- ☒ Findings of Fact
- ☒ Staff Recommendation Report
- ☒ Conditions of Approval
- ☒ Ordinance
- ☒ Zone Change Map
- ☐ GPA Resolution
- ☐ Land Use Map
- ☐ Exhibit A - Site Plan
- ☒ Mailing List
- ☐ Land Use
- ☐ Other _____

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- ☒ Categorical Exemption
- ☐ Negative Declaration
- ☐ Mitigated Negative Declaration
- ☐ Environmental Impact Report
- ☐ Mitigation Monitoring Program
- ☐ Other _____

- ☐
- ☐
- ☐
- ☐
- ☐
- ☐

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:	COMMISSION VOTE:
March 1, 2018	4 - 0
LAST DAY TO APPEAL:	APPEALED:
March 26, 2018	No
TRANSMITTED BY:	TRANSMITTAL DATE:
Rafael Vega	March 27, 2018



NORTH VALLEY AREA PLANNING COMMISSION

200 North Spring Street, Room 532, Los Angeles, California, 90012-4801, (213) 978-1300

www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: MAR 06 2018

APCNV-2017-1848-ZC-WDI

CEQA: ENV-2017-1849-CE

Plan Area: Chatsworth – Porter Ranch

Council District: 12 - Englander

Project Site: 9119 North De Soto Avenue; 9119-9145 North De Soto Avenue

Applicant: Fitness International LLC

Representative: John Parker, Pacific Crest Consultants

At its meeting of **March 1, 2018**, the North Valley Area Planning Commission took the actions below in conjunction with the approval of the following project:

The expansion of an existing 25,730 square-foot LA Fitness health club/gym into an adjacent 8,227 square-foot retail space. The newly expanded facility would include approximately 33,957 square feet of floor area. The project would include 172 automobile parking spaces. Proposed hours of operation are from 5:30 a.m. to 11:00 p.m. Monday through Thursday; 5:00 a.m. to 10:00 p.m. Friday and 8:00 a.m. to 8:00 p.m. Saturday and Sunday.

1. **Determined** based on the whole of the administrative record, the Project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15301, 15305 and City CEQA Guidelines Class 5, Category 13, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Approved and recommended** that the City Council **adopt**, pursuant to Los Angeles Municipal Code (LAMC) Section 12.32 F, a Zone Change from MR2-1 and P-1 to (T)(Q)C2-1;
3. **Approved**, pursuant to LAMC Section 12.37 I.3, a Waiver of Dedication and Improvements;
4. **Adopted** the attached Conditions of Approval including Staff's Technical Modifications dated February 26, 2018; and
5. **Adopted** the attached Findings.

This action was taken by the following vote:

Moved: Harootonian

Seconded: Sampson

Ayes: Diaz, Nam

Vote: 4 - 0



Rocky Wiles, Commission Office Manager

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

Effective Date/Appeals The decision of the North Valley Area Planning Commission is final and not appealable as it relates to the Zone Change. The decision of the North Valley Area Planning Commission regarding the Waiver of Street Dedication is further appealable to the Los Angeles City Council 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 Council. All appeals shall be filed on forms provided at the Planning Department's Development Service Centers located at: 201 North Figueroa Street, Fourth Floor, Los Angeles; 6262 Van Nuys Boulevard, Suite 251, Van Nuys; or 1828 Sawtelle Boulevard, West Los Angeles.

FINAL APPEAL DATE: MAR 26 2018

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: Zone Change Ordinance, Map, Conditions of Approval, Findings

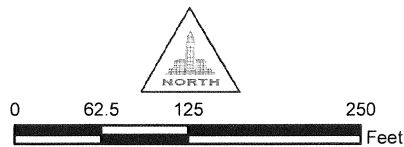
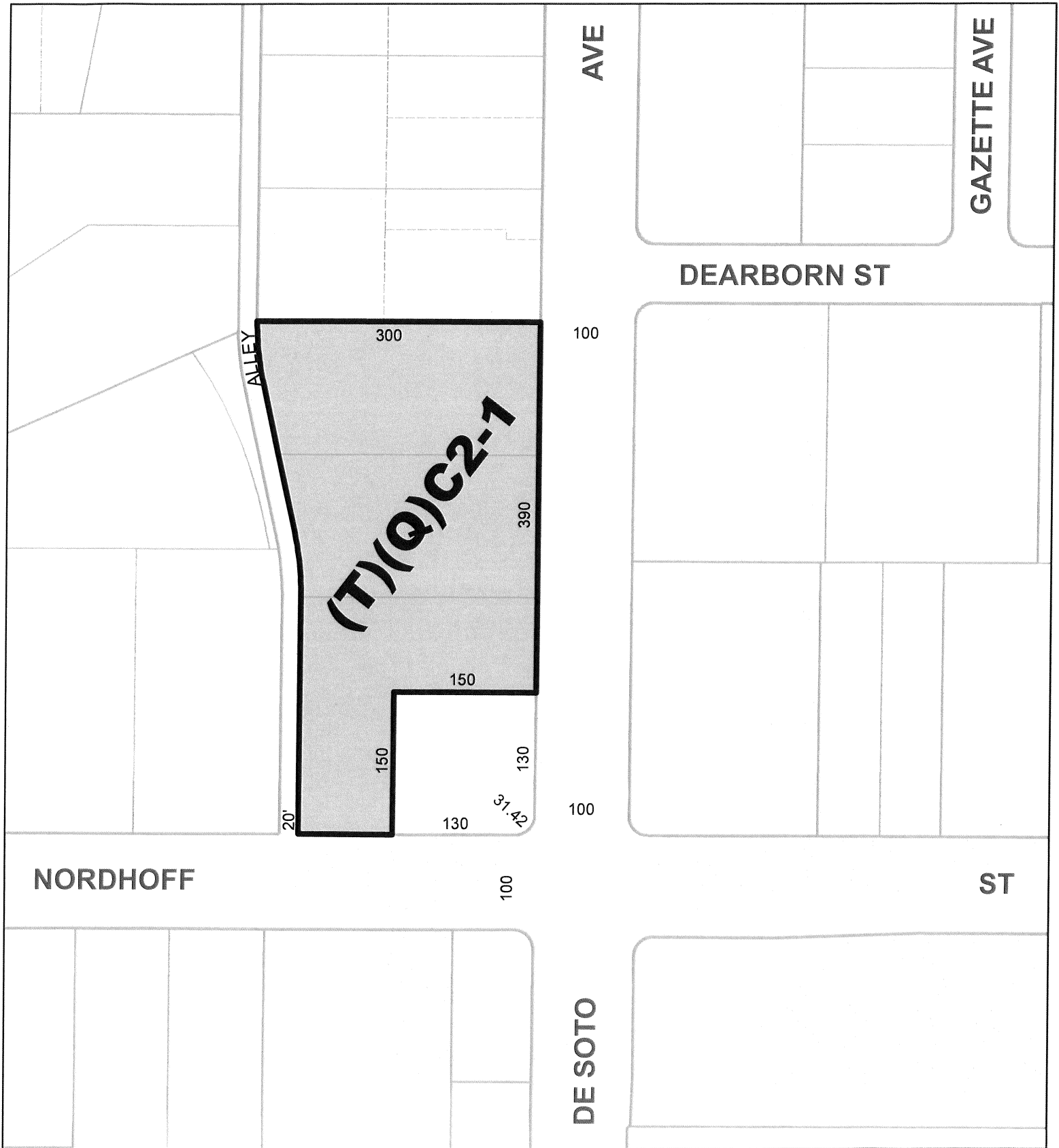
c: Nicholas Hendricks, Senior City Planner
JoJo Pewsawang, City Planner

ORDINANCE NO. _____

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the Zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:

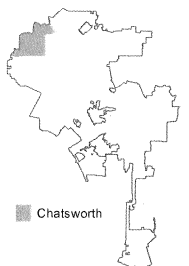


APCNV-2017-1848-ZC-WDI

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030518

City of Los Angeles



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 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.

Dedications and Improvements. Prior to the issuance of any building permits, the following 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):

Responsibilities/Guarantees.

1. 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.
2. **Bureau of Engineering.** Prior to issuance of sign offs for final site plan approval and/or project permits by the Department of City Planning, the applicant/developer shall provide written verification to the Department of City Planning 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 Department of City Planning.

a. Street Dedications.

1. Nordhoff Street (Boulevard II) – A 5-foot wide strip of land along the property frontage to complete a 55-foot half right-of-way in accordance with Boulevard II of Mobility Plan 2035.
2. De Soto Avenue (Boulevard II) – A 2-foot wide strip of land along the property frontage to complete a 52-foot half right-of-way.
3. Alley (West of De Soto Avenue) – none

b. Street Improvements.

1. Nordhoff Street – Construct a new full-width concrete sidewalk and upgrade all driveways to comply with ADA requirements. Reconstruct all broken, off-grade or bad order concrete curb and gutter.
2. De Soto Avenue – Construct a new 12-foot in width concrete sidewalk and reconstruct all broken, off-grade or bad order gutter. Upgrade all driveways to comply with ADA requirements or close all unused driveways with standard curb, height, gutter, and sidewalk.

3. Alley – Repair all broken, off-grade or bad order roadway, concrete curb and gutter, to the satisfaction of the City Engineer. Upgrade the alley intersection with Nordhoff Street to City Standards.

Notes:

Street lighting may be required satisfactory to the Bureau of Street Lighting (213) 847-1551.

Department of Transportation may have additional requirements for dedication and improvements.

- i. Install 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. The applicant should contact the Urban Forestry Division for further information (213) 847-3077.
- c. Sewer lines exist in De Soto Avenue and Nordhoff Street. Facilities Extension of the 8-inch house connection laterals to the new property line may be required. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
- d. Submit a parking area and driveway plan to the Valley District Office of the Bureau of Engineering and the Department of Transportation for review and approval.

3. **Street Lighting.**

- a. No street lighting improvements if no street widening per BOE improvement conditions. Otherwise, relocate and upgrade street lights: two (2) on De Soto Avenue and one (1) on Nordhoff Street.

4. **Urban Forestry – Street Trees.** Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the sub divider or contractor shall notify the Urban Forestry Division (213-847-3077) upon completion of construction to expedite tree planting.

Note: Removal or planting of any tree in the public right-of-way- requires approval of the Board of Public Works. All protected tree removals must be approved by the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077 for permit information

(Q) QUALIFIED CONDITIONS OF APPROVAL

Pursuant to Section 12.32-G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification:

1. **Site Plan.** Except as modified herein, the project shall be in substantial conformance with the plans and materials stamped "Exhibit A" and dated February 15, 2018, and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, and written approval by the Director of Planning, with each change being identified and justified in writing. Minor deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
2. **Floor Area.** Development at the site is limited to 33,957 square feet of floor area.
3. **Art Mural.** Murals shall be in compliance with all applicable City regulations, pursuant to Section 22.119 of the Los Angeles Administrative Code and including approval from the Department of Cultural Affairs (more information can be found at <http://culturela.org/murals/>).
4. **Parking.**
 - a. Automobile parking shall be provided in conformance with L.A.M.C. Section 12.21-A,4.
 - b. **Electric Vehicle Parking.** The project shall include at least 10 percent of the total code-required parking spaces capable of supporting future electric vehicle supply equipment (EVSE). Plans shall indicate the proposed type and location(s) of EVSE and also include raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all electric vehicles at all designated EV charging locations at their full rated amperage. Plan design shall be based upon Level 2 or greater EVSE at its maximum operating ampacity.
 - c. When the application of the required 10 percent results in a fractional space, round up to the next whole number. A label stating "EVCAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.
 - d. Bicycle parking shall be provided in conformance with L.A.M.C. Section 12.21-A,16.
5. **Department of Transportation.**
 - a. A minimum of 40-foot reservoir space be provided between any security gate(s) and the property line, to the satisfaction of the Department of Transportation. Backing out onto De Soto Avenue and Nordhoff Street is prohibited.
 - b. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk.

- c. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 6262 Van Nuys Boulevard, Room 320, Van Nuys, CA 91401.
6. **Fire Department.** Submit plot plans for Fire Department approval and review prior to recordation of City Planning Case.

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (818) 374-4351. You should advise any consultant representing you of this requirement as well.
7. **Trash/recycling.** Trash and Recycling pick-up and emptying or disposing of trash/recycling into outside containers is permitted to occur only between the hours of 7:00 a.m. and 8:00 p.m., Monday through Friday, and 10 a.m. to 4 p.m., Saturdays and Sundays.
 - a. Trash/recycling containers shall be locked when not in use.
 - b. Trash/recycling containers shall not be placed in or block access to required parking.
8. **Graffiti.** All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.

Administrative Conditions

9. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.
10. **Code Compliance.** Area, height and use regulations of the zone classification of the subject property shall be complied with, except where herein conditions are more restrictive.
11. **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 in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
12. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.

13. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
14. **Building Plans.** Page 1 of the grants and all the conditions of approval shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety.
15. **Corrective Conditions.** The authorized use shall be conducted at all time with due regards to the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code to impose additional corrective conditions, if in the Commission's or Director's opinion such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
16. **Expediting Processing Section.** Prior to the clearance of any conditions, the applicant shall show that all fees have been paid to the Department of City Planning Expedited Processing Section.
17. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement (b).

- e. If the City determines it necessary to protect the City's interests, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commission, committees, employees and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

FINDINGS

A. General Plan Findings

- a. **General Plan Land Use Designation.** The subject property is located within the Chatsworth-Porter Ranch Community Plan area which was updated by the City Council on September 4, 1993 and designates the subject property for General Commercial land uses corresponding to the C1.5, C2, C4, and RAS3 Zones. The site is zoned MR2-1 and P-1. The proposed expansion of an existing non-conforming gym is consistent with development permitted in the proposed (T)(Q)C2-1 Zone, which permits the operation of a gym/health club. Therefore, the project is in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted Framework Element and Community Plan.
- b. **Land Use Element.**

The proposed project complies with applicable provisions of the Los Angeles Municipal Code and the Chatsworth-Porter Ranch Community Plan. There are twelve elements of the General Plan. Each of these elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code requirements of the Los Angeles Municipal Code.

The Land Use Element of the City's General Plan is divided into 35 Community Plans. The subject property is located within the Chatsworth-Porter Ranch Community Plan, which designates the site for General Commercial land uses corresponding to the CR, C1.5, C2, C4, and RAS3 Zones.

The proposed project is consistent with the following objectives of the Porter Ranch-Chatsworth Community Plan:

LAND USE: Commerce: The plan provides approximately 620 acres of commercial land and related parking uses. The Chatsworth Business District, Northridge Fashion Center, and the Porter Ranch Regional Center will serve as focal points for shopping, civic and social activities for the community. These commercial areas should contain professional offices, department stores, restaurants and entertainment facilities.

Chatsworth-Porter Ranch Community Plan. The Community Plan text includes the following relevant land use objectives and policies:

Objective 4a: To promote economic well-being and public convenience through:

- a. Allocating and distributing commercial lands for retail, service, and other facilities in quantities and patterns based on Los Angeles City Planning Department accepted planning principles and standards.

The zone changes will promote a strong and competitive commercial sector by enabling the renovation, rehabilitation and expansion of an existing gym and health club. The project will renovate and expand the existing gym, which has been in operation at the site for over 30 years.

The renovations and improvements to the existing buildings and parking lot will substantially upgrade the aesthetic and functional qualities of the site. The project will result in a 8,227 square-foot addition to the existing 25,732 square-foot gym, resulting in a total of 33,957 square feet of floor area. The newly expanded facility will include a new entry area, new circuit exercise area, weight room, outdoor pool, and locker room facilities. The project will also reconfigure the existing surface lot to current city standards and add additional landscaping, while also making public improvements related to sidewalks and the adjoining alley. The renovations and improvements to the existing buildings, parking lot, and public improvements will substantially upgrade the aesthetic and functional qualities of the site and will promote economic well-being and public convenience in the community.

- c. The **Framework Element** for the General Plan was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Framework Element includes the following goals, objectives and policies relevant to the instant request:

Goal 3H: Lower-intensity highway-oriented and local commercial nodes that accommodate commercial needs outside centers and districts.

Objective 3.1: Generally, maintain the uses, density, and character of existing low-intensity commercial districts whose functions serve surrounding neighborhoods and/or are precluded from intensification due to their physical characteristics.

Policy 3.12.1: Accommodate the development of uses in areas designated as "General Commercial" in the community plans in accordance with Tables 3-1 and 3-7. The range and densities/intensities of uses permitted in any area shall be identified in the community plans.

The project will maintain an existing use and will allow that use to continue to serve surrounding neighborhoods with an expanded, modernized facility. The newly expanded health club and gym will include 33,957 square feet of floor area, including a new entrance and circuit exercise area, in addition to a redesigned parking lot, updated façade treatments, and sidewalk improvements along the property's street frontage. The project will maintain the general character of the existing district by expanding the gym into an existing adjoining vacant commercial tenant space, and will provide the community with a modernized and expanded facility.

- d. **Mobility Element.** The Mobility Element of the General Plan (Mobility Plan 2035) is likely to be affected by the recommended action herein through the imposition of street dedications and improvements surrounding the project site. De Soto Avenue is a designated Boulevard II under Mobility Plan 2035, dedicated to a right-of-way width of 105 feet and improved with asphalt roadway, concrete curb, gutters, and a sidewalk. The half right-of-way includes 40-foot roadway, and 10-foot sidewalk. Nordhoff Street is a designated Boulevard II under Mobility Plan 2035, dedicated to a right-of-way width of 105 feet and improved with asphalt roadway, concrete curb, gutter, and sidewalk. The right-of-way includes a 40-foot roadway and 10-foot sidewalk. The alley is dedicated to a width of 20 feet and is presently improved with asphalt roadway and concrete gutter.

The Bureau of Engineering (BOE) is requiring 5-foot dedication along both De Soto Avenue and Nordhoff Street to complete a 55-foot half right-of-way in accordance with Boulevard II standards of Mobility Plan 2035. The additional dedication would go towards expanding the sidewalk from 10 feet to 15 feet.

Sidewalk conditions surrounding the site do not meet current street standards. The facilities are in need of repair/replacement and will need to be widened to advance the Mobility Plan's stated policy to advanced access for all by "recognizing all modes of travel including pedestrian, bicycle, transit, and vehicular modes as integral components of the City's transportation system."

The applicant has requested to waive the dedication and improvement requirements at the site. Staff has recommended modifying BOE's dedication and improvement requirements to obtain improvements that are in line with existing conditions in the area. Staff recommends modifying BOE conditions to require a 2-foot dedication along De Soto Avenue to join with existing improvements to the north of the site. The northern adjoining property was recently redeveloped as a result of Case No. APCNV-2008-1580-ZC-SPR. At the time, the Transportation Element required a 12-foot sidewalk improvement, which was constructed. Along De Soto Avenue, both the northern adjoining property and the southern adjoining property have improved their sidewalks to 10 to 12 feet in width. The required 5-foot dedication (3 feet more than proposed) and improvement would be physically impractical as it would result in a loss of 12 automobile parking spaces, two pole signs, and a two-foot landscape buffer along De Soto Avenue. The modified dedication and improvement requirement would continue to advance Mobility 2035's policies in recognizing walking as a component of every trip to ensure high-quality pedestrian access. New street trees will be planted along the project's street frontage and a new direct pedestrian path of travel has been designated from the sidewalk to the main entrance to the health club.

Along Nordhoff Street, the eastern and western properties also have sidewalks that have been improved with sidewalks between 10 to 12 feet in width that are in generally good repair. Staff has recommended requiring the 5-foot dedication and sidewalk improvements along Nordhoff Street to comply with Mobility 2035 street standards.

Along the alleyway, BOE has required reconstructing the alley along the property frontage and the intersection with Nordhoff Street to City standards. Staff has recommended requiring reconstruction of the intersection with Nordhoff Street to city standards and repair of the alley satisfactory to BOE. Recommended dedications and improvements have been imposed under the (T) Tentative Classification conditions contained within this staff report.

The project as designed and conditioned will meet the following goals and objectives of Mobility Plan 2035:

- Policy 2.3: Recognize walking as a component of every trip, and ensure high-quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.
- Policy 2.6. Provide safe, convenient, and comfortable local and regional bicycling facilities for people of all types and abilities.

- Policy 3.1 Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes – including goods movement – as integral components of the City’s transportation system.
- Policy 3.3: Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.
- Policy 3.8. Provide bicyclists with convenient, secure and well-maintained bicycle parking facilities.

The proposed project will provide a 12-foot sidewalk along De Soto Avenue and a 15-foot sidewalk along Nordhoff Street to create a quality, safe and comfortable walking environment. The new sidewalk facilities will improve transit accessibility to and from local bus stops and the reconstruction of the alley and Nordhoff Street will improve that intersection to ADA standards. The newly expanded health club will shift its main entrance into the expansion area and will include a direct pedestrian path of travel from the street.

The project will take vehicular access off of four driveways – three on De Soto Avenue, one on Nordhoff Street, and at various points along the alleyway.

No new curb cuts and driveways were added in order to reduce any impact on circulation in the surrounding area, including the performance and reliability of transit services and to avoid conflicts with pedestrians and bicyclists. The proposed project will be located proximate to neighborhood destinations including restaurants, gyms, and a major transit stop. The project is located within 0.5 miles of the Metro Orange Line Nordhoff station, which offers access to local and regional destinations including Chatsworth, Warner Center, Van Nuys, and North Hollywood. The project is also within 0.5 miles of the Metro Orange Line bike path, which mostly runs parallel with the busway. The project will provide short-term bicycle parking on-site.

Zone Change Findings; “T”, “Q” Classification Findings

1. **Pursuant to Section 12.32-C of the Municipal Code, the zone change is in conformance with the public necessity, convenience, general welfare and good zoning practice.**
 - a. Public Necessity: Approval of the Zone Change removes the existing antiquated footprint zoning and allows the site to be developed as a unified development that is consistent with the goals and objectives of the General Plan Framework Element and the Chatsworth-Porter Ranch Community Plan as outlined above. The project site is located in the Los Angeles State Enterprise Zone and is improved with an existing gym and vacant retail tenant space that is in need of modernization that better addresses the market demands of nearby residential areas and commercial/industrial businesses. The project would support the existing gym that has been at the site since 1988 by allowing it to modernize and expand its facilities into an adjoining vacant tenant space, thereby allowing it to better compete with other nearby facilities in the area. Thus, the proposed project optimizes the use of the subject property, introduces new employment opportunities and will generate increased tax revenues from an existing outdated and vacant retail use, thus providing a public necessity.
 - b. Convenience: The project will expand an existing use and redevelop an under-utilized and restricted industrially zoned property that is located within close proximity to a major employment center (Chatsworth-Northridge Industrial Core) and residential

neighborhoods. The project will modernize the facility and offer additional capacity to serve more customers from the surrounding community. The project will also thereby increasing public convenience.

- c. General Welfare: Granting the Zone Change to the (T)(Q)C2-1 Zone allows for the expansion of an existing 25,730 square-foot gym/health club into an adjoining tenant space to create a 33,957 square-foot facility. The project will modernize the existing facility while improving choice for gyms in the community. The project will enhance the urban environment by encouraging activity on an under-utilized site within the General Commercial land use designation and by improving public facilities surrounding the site to be in line with existing improvements and ADA requirements. Given the project's proximity to existing residences, job centers and transit services, the project will provide improved modernized gym and fitness facilities for the Chatsworth community.
- d. Good Zoning Practices: The project site is zoned MR2-1 and P-1 and is located within the General Commercial land use designation, which includes the following corresponding zones C1.5, C2, C4, and RAS3. The zone change to C2-1 will make the site's zoning consistent with the land use designation, in keeping with good zoning practice. Further, approval of the Zone Change to the (T)(Q)C2-1 Zone to accommodate the expansion of an existing gym is consistent with the type of development encouraged by the General Plan Framework Element and the Chatsworth-Porter Ranch Community Plan. The expanded fitness center will enhance the urban environment and encourage daytime and nighttime activity at the site, while improving the nonconforming surface parking lot and include public improvements to the sidewalk and streets fronting the property. The public improvements include allowing a modification to provide 2 feet of dedication and sidewalk improvements in lieu of 5 feet required along De Soto Avenue so that the site can accommodate landscaping, signage, and parking facilities.
- e. "T" and "Q" Classification Findings. Pursuant to LAMC Sections 12.32-G,1 and G,2(a), The current action, as recommended, has been made contingent upon compliance with new "T" and "Q" conditions of approval, and project specific conditions of approval imposed herein. Such limitations are necessary to ensure the identified dedications, improvements, and construction notices are issued to meet the public's needs, convenience and general welfare served by the required actions. The conditions that limit the operations, scale and scope of development, are also necessary to protect the best interests of and to assure a development more compatible with surrounding properties and the overall pattern of development in the community, to secure an appropriate development in harmony with the General Plan, and to prevent or mitigate the potential adverse environmental effects of the subject recommended action.

For the reasons stated above, the zone change request is beneficial in terms of the public necessity, convenience, general welfare, and good zoning practice, and is consistent with the General Plan.

Waiver of Dedication and Improvement Findings

2. The dedication or improvement requirement is physically impractical.

It would be physically impractical for the project to provide the full dedication and improvement required along De Soto Avenue. The required 5-foot dedication (3 feet more than proposed) and improvement would be physically impractical as it would result in a loss of 12 automobile parking spaces, two pole signs, and a two-foot landscape buffer at

the site. The site's De Soto Avenue street frontage would not have adequate backup space to maintain the parking spaces at the front of the site, or to provide landscaping, or to maintain pole signs. Staff has recommended modifying BOE's dedication and improvement requirements to obtain improvements that are in line with existing conditions in the area. Planning staff modified BOE's requirements in the (T) Conditions to require a 2-foot dedication along De Soto Avenue that would directly align with existing improvements to the north of the site. The northern adjoining property was recently redeveloped as a result of Case No. APCNV-2008-1580-ZC-SPR. At the time, the Transportation Element required a 12-foot sidewalk improvement, which were constructed. Along De Soto Avenue, both the northern adjoining property and the southern adjoining property have improved their sidewalks to 10 to 12 feet in width. The modified dedication and improvement requirement would continue to advance Mobility 2035's policies in recognizing walking as a component of every trip to ensure high-quality pedestrian access. New street trees will be planted along the project's street frontage and a new direct pedestrian path of travel has been designated from the sidewalk to the main entrance to the health club.

Environmental Findings

3. Determine based on the whole of the administrative record, the Project is exempt from CEQA pursuant to State CEQA Guidelines, Sections 15301, 15305, and City CEQA Guidelines, Class 5, Category 13 and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
4. **Flood Insurance.** The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.