

**DEPARTMENT OF
CITY PLANNING**

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

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PRESIDENT

DANA M. PERLMAN
VICE-PRESIDENT

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CALIFORNIA



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INFORMATION
www.planning.lacity.org

Case No. CPC-2013-2078-GPA-ZC-BL-ZV-SPR
Council District No. 3

JUL 03 2014

Honorable Eric Garcetti, Mayor
City of Los Angeles
City Hall, Room 305
Los Angeles, CA 90012

Dear Mayor Garcetti:

**A PROPOSED GENERAL PLAN AMENDMENT AND ZONE CHANGE ON
PROPERTY LOCATED AT 8544-8654 NOTH WINNETKA AVENUE WITHIN THE
CHATSWORTH-PORTER RANCH COMMUNITY PLAN**

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the April 24, 2014 action of the City Planning Commission approving a proposed General Plan Amendment to the Chatsworth - Porter Ranch Community Plan by changing the land use designation for a property located at 8544-8654 North Winnetka Avenue from Low I Residential to Low II Residential and Low Medium I Residential. The City Planning Commission also approved a General Plan Amendment to Chatsworth - Porter Ranch Community Plan from Low I Residential to Low Medium I Residential for an ADD AREA located at 8520 Winnetka Avenue and 20039-57 West Chase Street (APN 2782-011-024). The City Planning Commission also approved a concurrent zone change from RA-1 to (T)(Q)R1-1 for the construction of 5 new single-family homes and (T)(Q)RD4-1XL (limiting the project to two stories) for the construction of 59 new detached residential condominiums. No zone change was approved for the church to the south. The City Planning Commission approved the removal of a Building Line along the east side of Winnetka Avenue, established by Ordinance No. 108,814.

The proposed general plan amendment, zone change and building line removal are submitted to you for your recommendation, which is to be forwarded to the City Council as specified by Section 11.5.6 of the Los Angeles Municipal Code.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation will conform to the City's General Plan, will be compatible with adjacent land uses, and is appropriate for the site.

Your action is requested on the proposed plan amendment as specified by Section 11.5.6 of the Los Angeles Municipal Code. The zone change will be transmitted to you following the City Council's action.

RECOMMENDATION

That the Mayor:

1. Concur in the attached action of the City Planning Commission relative to its approval of the proposed General Plan Amendments for the subject property and an ADD AREA located at 8520 Winnetka Avenue and 20039-57 West Chase Street; and
2. Concur in the attached action of the City Planning Commission relative to its approval of the requested Zone Change for the subject property, with the attached conditions of approval; and
3. Recommend that the City Council adopt the attached Findings of the City Planning Commission relative to the General Plan Amendment.

Sincerely,

MICHAEL J. LOGRANDE
Director of Planning



Jae H. Kim
Senior City Planner

Attachments:

1. CPC Case File
2. Plan Map
3. Resolution
4. City Council Package
5. Mayor's Transmittal Form

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Case No. CPC-2013-2078-GPA-ZC-BL-ZV-SPR
Council District No. 3

Honorable City Council
City of Los Angeles
City Hall, Room 395
Los Angeles, CA 90012

Dear Honorable Councilmembers:

A PROPOSED GENERAL PLAN AMENDMENT, ZONE CHANGE AND BUILDING LINE REMOVAL ON PROPERTY LOCATED AT 8544-8654 NOTH WINNETKA AVENUE WITHIN THE CHATSWORTH-PORTER RANCH COMMUNITY PLAN

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the April 24, 2014 action of the City Planning Commission approving a proposed General Plan Amendment to the Chatsworth - Porter Ranch Community Plan by changing the land use designation for a property located at 8544-8654 North Winnetka Avenue from Low I Residential to Low II Residential and Low Medium I Residential. The City Planning Commission also approved a General Plan Amendment to Chatsworth - Porter Ranch Community Plan from Low I Residential to Low Medium I Residential for an ADD AREA located at 8520 Winnetka Avenue and 20039-57 West Chase Street (APN 2782-011-024). The City Planning Commission also approved a concurrent zone change from RA-1 to (T)(Q)R1-1 for the construction of 5 new single-family homes and (T)(Q)RD4-1XL (limiting the project to two stories) for the construction of 59 new detached residential condominiums. No zone change was approved for the church to the south. The City Planning Commission approved the removal of a Building Line along the east side of Winnetka Avenue, established by Ordinance No. 108,814.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation and zone change will conform with the City's General Plan, will be compatible with adjacent land uses, and is appropriate for the site.

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

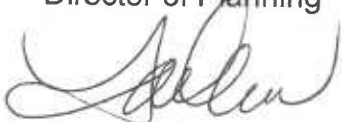
RECOMMENDATION

That the City Council:

1. Concur in the attached action of the City Planning Commission relative to its approval of the proposed General Plan Amendment for the subject property; and
2. Concur in the attached action of the City Planning Commission relative to its approval of the proposed General Plan Amendment for the property to the south of the project site; and
3. Concur in the attached action of the City Planning Commission relative to its approval of the requested Zone Change for the subject property, with the attached conditions of approval; and
4. Concur in the attached action of the City Planning Commission relative to its approval of the requested removal of a Building Line for the subject property; and
5. Adopt the attached Findings of the City Planning Commission as the Findings of the City Council;
6. Adopt, by Resolution, the proposed Plan Amendment to the Chatsworth – Porter Ranch Community Plan as set forth in the attached exhibit; and
7. Adopt the Ordinance for the change of zones to (T)(Q)RD4-1XL and (T)(Q)R1-1 subject to the (T) Tentative Classification and (Q) Qualified Classification conditions as set forth in the attached exhibit;
8. Adopt the Ordinance amending Ordinance No. 108,814 by repealing the provision establishing the building line on that portion Winnetka Avenue, as set forth in the attached exhibit; and
9. Find that the proposed project will not have a significant effect on the environment for the reasons set forth in the Mitigated Negative Declaration No. ENV-2013-2079-MND.

Sincerely,

MICHAEL J. LOGRANDE
Director of Planning



Jae H. Kim
Senior City Planner



**DEPARTMENT OF CITY PLANNING
RECOMMENDATION REPORT**



ITEM 5

City Planning Commission

Date: April 24, 2014
Time: After 8:30 AM*
Place: Van Nuys City Hall
 14410 Sylvan Street
 Council Chamber, 2nd Floor
 Van Nuys, CA 91401

Public Hearing: March 4, 2014
Appeal Status: General Plan Amendment, Zone Change/Height District Change appealable by applicant to City Council if disapproved in whole or in part. Other entitlements appealable to City Council by any party (pursuant to LAMC Section 12.36, Multiple Entitlements).
Expiration Date: June 2, 2014

Case No.: CPC-2013-2078-GPA-ZC-BL-ZV-SPR
CEQA No.: ENV-2013-2079-MND
Incidental Cases: TT-72271-CN
Related Cases: CPC-26795-BL, CPC-26794
Council No.: 3 – Bob Blumenfield
Plan Area: Chatsworth –Porter Ranch
Specific Plan: None
Certified NC: Winnetka
GPLU: Low I Residential
Proposed GPLU: Low Medium I Residential
Zone: RA-1
Proposed Zone: (T)(Q)RD4-1 & (T)(Q)R1-1
Applicant: WH Winnetka 60, LLC; Keith Herren
Representative: Craig Lawson & Company, LLC; Donna Tripp

PROJECT LOCATION: 8544-8654 North Winnetka Avenue

PROPOSED PROJECT: The demolition of a single-story single-family residence and detached garages and replacement of two protected trees, for the use and construction of 59 new two-story detached residential condominiums, a maximum of 30 feet in height in the proposed (T)(Q)RD4-1 Zone, and five single-family lots, on a 6.0-acre site. Five lots are proposed to front Penfield Avenue and the 59 detached dwelling units will take access from one shared driveway entrance on Winnetka Avenue. The proposal includes 193 at-grade parking spaces on site, including one handicap space and 64 guest parking spaces in excess of the 158 spaces required. The project also proposes approximately 91,002 square feet of open space over the site (37,985 square feet with maximum 100 square-foot of private open space allowable per unit, in excess of the 11,200 square feet required), including individual rear yards for each dwelling and a common recreational pool area. Site grading will involve balancing 50,000 cubic yards of dirt.

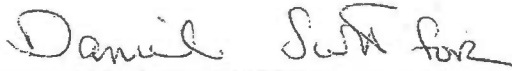
- REQUESTED ACTIONS:**
1. Pursuant to Los Angeles Municipal Code Section (LAMC) Section 11.5.6-B, a General Plan Amendment to the Chatsworth-Porter Ranch Community Plan from Low I Residential to Low Medium I Residential land use.
 2. Pursuant to LAMC Section 12.32-F, a Zone Change from RA-1 (Suburban Zone) to RD3-1 (Restricted Density Multiple Dwelling Zone) to allow the construction, use and maintenance of a 65-unit detached two-story residential condominium with 136 resident parking spaces and approximately 66 guest parking spaces, all on an approximate 6.0 net acre site.

3. Pursuant to LAMC Sections 12.32-R, the request for a Building Line Removal of a 25-foot building line along the east side of Winnetka Avenue established by Ordinance No. 108,814 (approved on January 23, 1957).
4. Pursuant to LAMC Section 12.27 Zone Variance, to permit a deviation from LAMC Section 12.21-A, 19(c) to provide individual recycling receptacles for each detached dwelling unit in lieu of the required common recycling area/room.
5. Pursuant to Los Angeles Municipal Code Section 16.05-E, Site Plan Review for a project creating more than 50 residential dwelling units.
6. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the adoption of a Mitigated Negative Declaration and required findings for the above-referenced project.

RECOMMENDED ACTIONS:

1. **Disapprove** the proposed General Plan Amendment, as filed, to Chatsworth - Porter Ranch Community Plan from Low I Residential to Low Medium I Residential land use designation.
2. **Approve a General Plan Amendment** to Chatsworth - Porter Ranch Community Plan from Low I Residential to Low II Residential and Low Medium I Residential land use designation.
3. **Approve a General Plan Amendment** to Chatsworth - Porter Ranch Community Plan from Low I Residential to Low Medium I Residential for an ADD AREA located at 8520 Winnetka Avenue and 20039-57 West Chase Street (APN 2782-011-024).
4. **Disapprove** the proposed Zone Change, as filed, from RA-1 to RD3-1 to permit the construction of 73 detached condominium units.
5. **Approve and Recommend** that the City Council adopt a **Zone and Height District Change** from RA-1 to (T)(Q)R1-1 for a maximum 5 single-family homes and (T)(Q)RD4-1XL (limiting the project to two stories) for a maximum 59 detached residential condominiums.
6. **Approve and recommend** that the City Council adopt the removal of a 25-foot **Building Line** along the east side of Winnetka Avenue, established by Ordinance No. 108,814 on January 23, 1957.
7. **Approve the Zone Variance** to allow a deviation from LAMC Section 12.21-A, 19(c) to provide individual recycling receptacles for each detached dwelling unit in lieu of the required common recycling area/room.
8. **Approve Site Plan Review** for the development of 65 residential dwelling units.
9. **Adopt** the attached Findings.
10. **Adopt** the Mitigated Negative Declaration No. ENV-2013-2079-MND for the above-referenced project.
11. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
12. **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

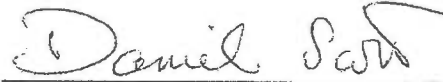
MICHAEL J. LOGRANDE
Director of Planning



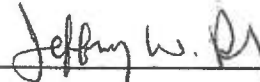
Lisa Webber, AICP, Deputy Director of Planning



Jae H. Kim, Senior City Planner



Daniel Scott, Principal City Planner



Jeffrey W. Pool, City Planner



Sarah Hounsell, Hearing Officer
Telephone: (818) 374-9909

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 272, City Hall, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1247.