



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

North Valley Area Planning Commission

Date: July 3, 2025
Time: After 4:30 p.m.
Place: Marvin Braude San Fernando Valley
Constituent Service Center
6262 Van Nuys Boulevard, Meeting
Room 1B
Van Nuys, CA 91401

*This meeting may be available
virtually, in a hybrid format. The
meeting's telephone number
and access code number will be
provided no later than 72 hours
before the meeting on the meeting
agenda published at
<https://planning.lacity.org/about/commissionsboards-hearings> and/or by
contacting apcnorthvalley@lacity.org*

Case No.: APCNV-2022-8497-VZC
CEQA No.: ENV-2022-8498-CE
Related Cases: VTT-83673-SL-HCA;
ADM-2022-8499-SLD
Council No.: 3 – Blumenfield
Plan Area: Chatsworth – Porter Ranch
Specific Plan: None
Certified NC: Winnetka Neighborhood Council
GPLU: Low Medium I Residential
Zone: RA-1
Applicant: Kionna Tiffith, EDUD
Investments, LLC
Representative: Eric Lieberman, QES, Inc.

Public Hearing: May 27, 2025
Appeal Status: Zone Change is
appealable only by
the applicant to City
Council if disapproved in
whole or in part.

Expiration Date: August 8, 2025
Multiple Approval: No

**PROJECT
LOCATION:** 20012 West Chase Street, 91306

**PROPOSED
PROJECT:** A Vesting Zone Change from the RA-1 (Residential Suburban Zone) to (T)(Q)RD4-1 (Restricted Density Multiple Dwelling Zone) in conjunction with a five-unit Small Lot subdivision. The Vesting Tentative Tract associated with the subdivision was approved by the Deputy Advisory Agency on June 12, 2025. The project includes the demolition of an existing single-family residence for the construction of five, two-story single family dwellings with attached two-car garages. The single family dwellings are proposed to be 2,028 square feet each with a maximum height of 26-feet 10 inches. The development will include a minimum of three shared guest parking spaces.

**REQUESTED
ACTION:** 1. Pursuant to CEQA Guidelines, Section 15332 (Class 32) an Exemption from CEQA, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

2. Pursuant to LAMC Section 12.32 Q of Chapter 1, a Vesting Zone Change from the RA-1 (Residential Suburban Zone) to (T)(Q)RD4-1 (Restricted Density Multiple Dwelling Zone) across the entire property

RECOMMENDED ACTIONS:

1. **Determine** that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Section, 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. (Case No. ENV-2022-8498-CE);
2. **Approval** and **Recommend** that the City Council adopt pursuant to LAMC Chapter 1A Section 13.B.1.4.I a Vesting Zone Change from the RA-1 (Residential Suburban Zone) to (T)(Q)RD4-1 (Restricted Density Multiple Dwelling Zone) across the entire property.
3. **Adopt** the attached Findings;

VINCENT P. BERTONI, AICP
Director of Planning

Blake Lamb

Blake E. Lamb, Principal City Planner

Claudia Rodriguez

Claudia Rodriguez, Senior City Planner

Renata Ooms

Renata Ooms, City Planner

Correy Kitchens

Correy Kitchens, City Planning Associate
Correy.Kitchens@lacity.org

TABLE OF CONTENTS

Project Analysis	A-1
Project Summary	
Background	
Public Hearing and Communications	
Conclusion	
(Q) Qualified Conditions of Approval	Q-1
T Conditions	T-1
Conditions of Approval.....	C-1
Findings	F-1
General Plan/Charter Findings	
Entitlement Findings	
CEQA Findings	
Public Hearing and Communications.....	P-1
Exhibits:	
A – Maps	
A1 – Vicinity Map	
A2 – Radius Map	
A3 – Plan Map	
B - Plans	
Site Plan	
Elevation Plan	
Landscape Plan	
C – Environmental Clearance	
D – Photos	
E – Agency Reports	
F- Correspondence	

PROJECT ANALYSIS

Project Summary

The Proposed Project is the demolition of an existing one-story single-family dwelling for the construction of a small lot subdivision with five single family small lot homes. Each home will be two-stories, have four bedrooms and 2,028 square feet of floor area. See **Figure 1** below with renderings of the proposed development. The project also involves the creation of a through driveway to provide access to the newly created single-family small lots.

The requested entitlement before the North Valley Area Planning Commission is a Vesting Zone Change from the RA-1 zone to the RD4-1 zone which allows for up to five units on the subject site. An accompanying Vesting Tentative Tract to subdivide the site into five small lots was conditionally approved by the Deputy Advisory Agency at its virtual public hearing on May 27, 2025 under case number VTT-83673-SL-HCA. The Deputy Advisory Agency decision letter was issued on June 12, 2025, with the last day to appeal being June 27, 2025.



Figure 1. Project Rendering from Chase Street.

Background

The subject site is a 20,499 square foot interior parcel of land with approximately 100 feet of frontage along the south side of Chase Street, between Winnetka Avenue and Penfield Avenue (see **Figure 2** for image of site location). The site is currently vacant and was previously developed with a single-family dwelling, constructed in 1926. SurveyLA, the City's historic resources survey, does not list the demolished structure as a significant resource, nor is it noted on any other local, state, or national registers.

The site is located within the Chatsworth - Porter Ranch Community Plan area, is designated for Low Medium I Residential land uses and is currently zoned RA-1 (see **Figure 3** and **Figure 4**). The site is located within a Liquefaction Zone and is 8.68 kilometers from the nearest fault (Santa Susana). The site is not located within a Flood Zone, Alquist-Priolo Fault Zone, High Wind Velocity area, Special Grading Area, landslide area, Tsunami Inundation Area, Methane Hazard Area, or a Very High Fire Hazard Severity Zone.



Figure 2. Aerial image of the site and surrounding area. From Google Maps.

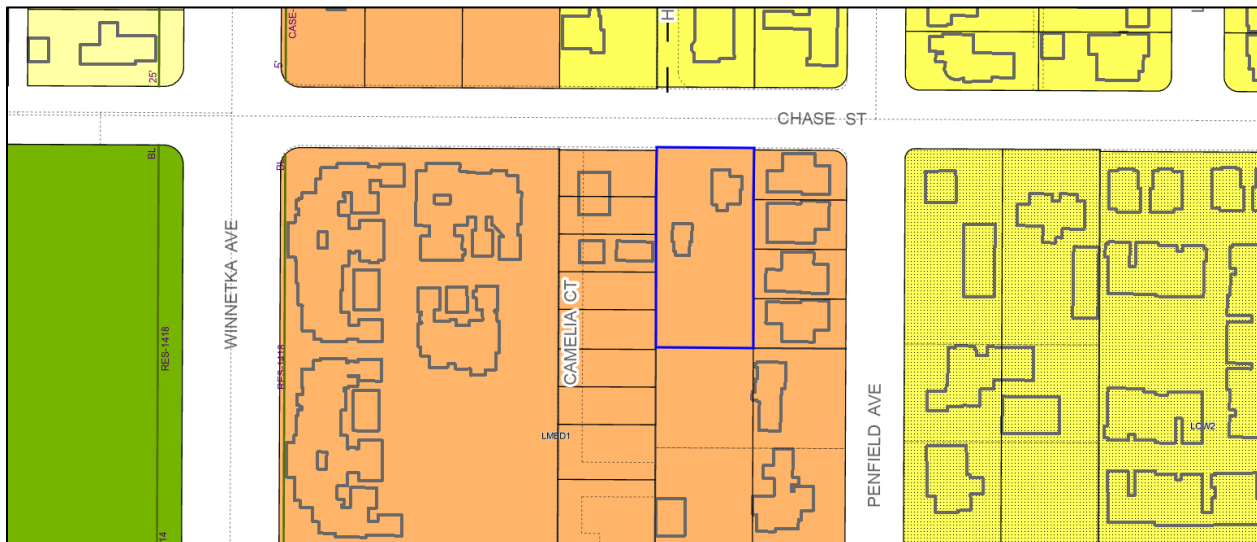


Figure 3. The Land Use map of the subject property (highlighted in blue). The Subject site has a Land Use Designation of Low Medium I Residential as identified by the color orange on the map, which permits the RD4 Zone. From zimas.lacity.org

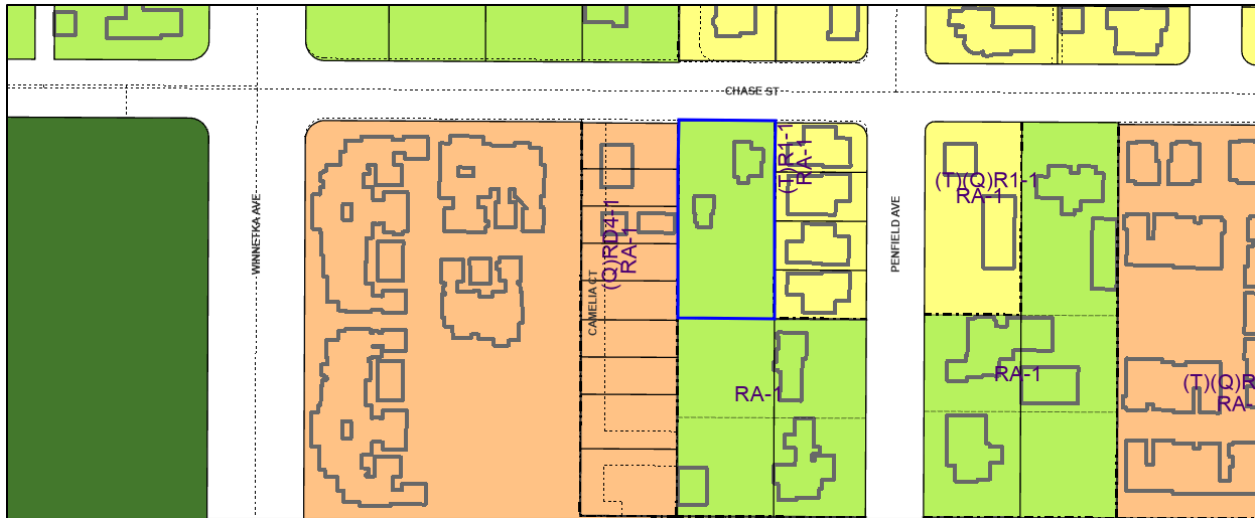


Figure 4. The Zoning map of the subject property (highlighted in blue) which demonstrates the existing zone of RA as demonstrated by the color green on the map. From zimas.lacity.org

Project Overview

The Applicant proposes a Zone Change from RA-1 to (T)(Q)RD4-1 in conjunction with a small lot subdivision for the construction of five detached single family small lot homes. On June 12, 2025, the Deputy Advisory Agency approved the incidental small lot subdivision request under VTT-83673-SL-HCA for the subdivision of one lot into five small lots for the construction, use and maintenance of five single-family small lot homes. The small lot subdivision effectuation is contingent on the approval of the subject Zone Change request.

The requested RD4 Zone allows for one dwelling unit per 4,000 square feet of lot area. The site would be permitted a maximum of five dwelling units under the proposed zone. Additionally, the requested RD4 zone is a corresponding zone to the Low Medium I Residential land use designation. RD4-1 zoned properties require at least 8,000 square feet for minimum lot size. However, the project is allowed to provide smaller lot sizes pursuant to the Small Lot Ordinance No. 185,462 and thus the proposed lots which range from 2,982 square feet to 5,052 square feet in lot area are consistent with the Small Lot Ordinance.

The five proposed small lot homes will each be two stories and 25-feet in height and have approximately 2,000 square feet of floor area and four bedrooms. Each home will have an attached two car garage and the project includes three shared guest parking spaces. See **Figure 5** for the site plan illustrating the five lots with the proposed single-family dwelling on each lot.

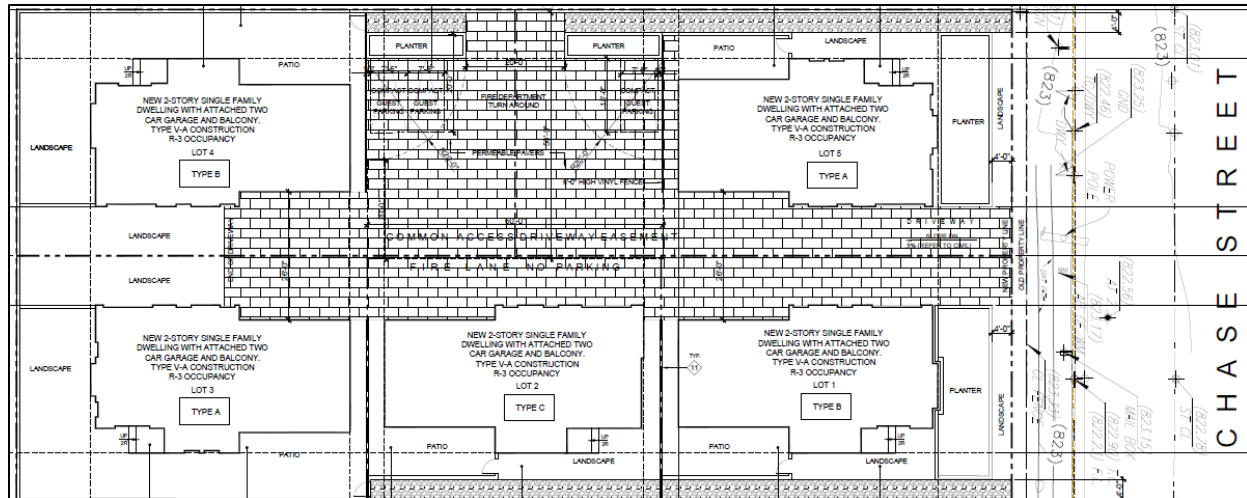


Figure 5. Site Plan

There is one existing protected shrub and six existing unprotected trees on-site. The one protected shrub, *Sambucus Mexicana*, will be removed and replaced at a 4:1 ratio as noted in the Tree Report prepared by Leonard Markowitz, Certified Arborist, and included in Exhibit C of this Report. All non-protected trees are proposed to be removed and replaced in compliance with the 1:1 replacement ratio for the unprotected species. The project has been conditioned to comply with the replacement ratios for the shrub and tree removals.

Surrounding Properties

The abutting property to the west is zoned (Q)RD4-1 and is developed with a small lot subdivision with nine single family small lot homes. The properties to the north across Chase Street and abutting to the east and south are zoned RA-1, RS-1, and R1-1 and are developed with a church and single-family dwellings.

Street Designations

Chase Street is designated by the Mobility Plan 2035 as a Collector Street, is currently dedicated to a half right-of-way width of 30 feet and is improved with curb and gutter. The project will be conditioned to dedicated land to complete the 33' half public right-of-way and construct a five-foot-wide concrete sidewalk with landscaping of the parkway.

Relevant Cases

ON-SITE:

Case No. VTT-83673-SL-HCA: Incidental to the subject Zone Change request, on May 12, 2025, the Deputy Advisory Agency approved a request for the subdivision of the subject site at 20012 Chase Street from one lot into five (5) small lots ranging in size from 2,145 to 2,170 square feet of lot area.

Case No. ADM-2022-8499-SLD: Incidental to the subject Zone Change request, on May 27, 2025, the Director of Planning administratively approved plans (stamp dated February 13, 2025) as consistent with the Small Lot Design Guidelines for the construction of five small lot homes.

Case No. CPC-1992-276-ZC, On July 20, 1993, the City Planning Commission approved a Zone Change from RA-1 to (T)R1-1 at the subject site (20012 Chase Street). However, the zone change was never effectuated.

OFF-SITE:

Case Nos. APCNV-2019-4411-ZC and VTT-82646: On June 12, 2025 the Advisory Agency approved the subdivision of the property abutting the subject site to the west (20024 West Chase Street). The approval was for the subdivision of the site into nine lots for the construction, use and maintenance of nine detached single family small lot homes. On July 16, 2020, the North Valley Area Planning Commission approved a Zone Change from (T)(Q)RD4-1 and RA-1 to RD4 to allow for the density required to construct the nine small lot homes. Homes have since been constructed and have a maximum height of 29 feet and nine inches and range in size from 2,542 square feet to 2,795 square feet. The project provided 22 parking spaces (two per unit and four guest parking spaces).

Case Nos. CPC-2013-2078-GPA-ZC-BL-ZV-SPR and TT-72271-CN: On March 26, 2014, the Advisory Agency approved the subdivision of one lot for a maximum 65-detached residential condominiums at 8544-8654 North Winnetka Avenue. The subdivision approval was based on the unit density of the RD4 Zone and contingent upon the approved of concurrent Case No. CPC-2013-2078-GPA-ZC-BL-ZV-SPR. On June 10, 2014, the City Planning Commission approved the requested actions, and further recommended the City Council and Mayor adopt the proposed Building Line Removal, Zone Change, and General Plan Amendment requests. After Council and Mayoral approval, Zone Change Ordinance No. 183195 became effective October 7, 2014; Building Line Removal Ordinance No. 183196 became effective October 7, 2017. The General Plan Amendment was adopted by Resolution and approved the Mayor on August 27, 2014.

Public Hearing and Communications

A joint Public Hearing was held with the Hearing Office and Deputy Advisory Agency on May 27, 2025. A summary of the hearing proceedings is included in Section P of this report.

Conclusion

Based on the Public Hearing and information submitted to the record, staff is recommending that the North Valley Area Planning Commission recommend that the City Council adopt the Vesting Zone Change from the RA-1 Zone to the (T)(Q)RD4-1 Zone.

(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. **Development.** The use and development of the property shall be substantial conformance with the plot plan submitted with the application and marked “Exhibit A” except as may be revised as a result of this action. The development shall conform to the plans stamped “Exhibit A” and approved by the Director of Planning under Case No. ADM-2022-8499-SLD. In the event the Advisory Agency modifies Vesting Tentative Tract Map No. 83673-SL-HCA to be inconsistent with the stamped plans, the subdivider shall submit revised plans in substantial conformance with the approved map to the satisfaction of the Advisory Agency prior to the issuance of a building permit.
2. **Density.** A maximum of five dwelling units shall be permitted.
3. **Landscaping.** Landscaping, Common Open Space Areas, and Amenities.
 - a. All open areas not used for buildings, parking areas, driveway, pedestrian pathways, utilities, or common open space areas shall be attractively landscaped and maintained.
 - b. Any common open space areas shall be readily accessible to all residents. Common open space areas shall be multi-functional and designed to accommodate a range of passive active, or social uses, with enhancements such as landscaping, activity laws, picnic pavilions, bench seating, decorative bike racks, dog washing stations, retaining or planting mature trees, central mailboxes, and/or children’s play areas.
- b. Environmental Conditions
 - a. Protective Fencing During Grading or Construction – Equipment damage to the limbs, trucks, and roots must be avoided. Protected trees should be given as much space as possible free from vehicle compaction and construction encroachments. Protective fencing is recommended to help prevent construction encroachments within the dripline of any negative Protected Tree listed to remain. Fencing must be in place before construction begins. Fencing should be installed as close to the dripline as possible. The fencing is to remain in place until the project has been completed. The Project Arborist should inspect the trees and fencing at the completion of the project prior to dismantling the fencing.
 - b. The tags numbering each tree on this site should not be removed until the project is completed. Palm trees are not tagged do to the dead leaf mass on all trunks.
 - c. Clean-cut and treat any roots encountered during trenching that measure 1 inch diameter or larger. Protect and preserve by tunneling around all roots larger than 1 inch diameter.
 - d. Construction waste-water. i.e., paint products cleaning fluids, thinner, concrete or concrete run-off, plastering materials, etc., should not be allowed to drain within the driplines of any of the trees to remain.

- e. Replace six non-protected trees at a ratio of 1:1 and one protected *Sambucus mexicana* at a ratio of 4:1 on the site in accordance with the LAMC Section 12.40 and 12.43 (Landscape Guidelines, Ordinance No. 170,978).
4. **Mechanical Equipment.** All mechanical equipment on the roof shall be screened from view. The transformer, if located in the front yard, shall be screened with landscaping.
5. **Lighting.** Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way, nor from above.
6. **Maintenance.** The subject property (including all trash storage areas, associated parking facilities, sidewalks, yard areas, parkways, and exterior walls along the property lines) shall be maintained in an attractive condition and shall be kept free of trash and debris.

Administrative Conditions of Approval

7. **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.
8. **Code Compliance.** Area, height and use regulations of the (T)(Q)RD401 Zone classification of the subject property shall be complied with, except where herein conditions are more restrictive.
9. **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 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.
10. **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.
11. **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.
12. **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.
13. **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 North Valley Area 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.

14. Indemnification and Reimbursement of Litigation Costs.

Applicant shall do all 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 reasonable 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 Application otherwise created by this condition.

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32 G of the Municipal Code, the (T) or [T] Tentative Classification shall be removed by the recordation of a final parcel or tract map 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.

Dedication(s) and Improvement(s). Prior to the issuance of any building permits, the following public improvements and dedications for street 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 to 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 dedication 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. Dedication Required –
 - i. That along Chase Street and adjoining the subdivision, a 3-foot wide strip of land be dedicated to complete a 33-foot wide half right-of-way in accordance with Collector Street standard.
 - b. Improvements Required –
 - i. Improve Chase Street adjoining the subdivision by the construction of a new 5-foot wide concrete sidewalk with landscaping of the parkway. Remove and replace any broken, or off-grade or concrete curb, gutter and roadway pavement. Construct ADA complaint driveway(s), including any necessary removal and reconstruction of the existing improvements. The new sidewalk shall terminate at a distance before the existing oak tree westerly of the tract boundary satisfactory to Urban Forestry Division (UFD).
 - ii. Construct the necessary on-site mainline and house sewers to serve the development.

FINDINGS

General Plan/Charter Findings.

1. General Plan Land Use Designation.

The project site is located within the Chatsworth – Porter Ranch Community Plan, which designates the site for Low Medium I Residential land use. The land use designation lists the R2, RD3, RD4, RZ3, RZ4, RU, and RW1 Zones as the corresponding zones. The Project Site is presently zoned RA-1 which is not a corresponding zone with the land use designation. The requested (T)(Q)RD4-1 zone is consistent with the Low Medium I Residential General Plan Land Use designation of the Chatsworth – Porter Ranch Community Plan.

The requested Zone Change would remove the site's outdated zoning designation, allowing for a newly proposed five-unit small lot subdivision. The project will increase home ownership opportunities in the plan area at a density which is consistent with the General Plan Land Use Designation of Low Medium I Residential. Therefore, the project is in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted Community Plan.

2. General Plan Text

- a. The **Framework Element** of the General Plan (Framework Element) 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 request:

Goal 3A: A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more liveable city.

Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.

Policy 3.1.4: Accommodate new development in accordance with land use and density provisions of the General Plan Framework Long-Range Land Use Diagram and Table 3-1.

Policy 3.1.5: Identify areas on the Long-Range Land Use Diagram and in the community plans sufficient for the development of a diversity of uses that serve the needs of existing and future residents (housing, employment, retail, entertainment, cultural/institutional, educational, health, services, recreation, and similar uses), provide job opportunities, and support visitors and tourism.

Objective 3.2: Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.

Policy 3.2.1: Provide a pattern of development consisting of distinct districts, centers, boulevards, and neighborhoods that are differentiated by their functional role, scale, and character. This shall be accomplished by considering factors such as the existing concentrations of use, community-oriented activity centers that currently or potentially service adjacent neighborhoods, and existing or potential public transit corridors and stations.

The proposed Zone Change from RA-1 to (T)(Q)RD4-1 will allow for the redevelopment of an underutilized site with a new five-unit, for-sale residential development, thereby accommodating development that supports the needs of the City's existing and future residents in accordance with the density outlined in the General Plan Framework Element. The site is located approximately .25 miles from the intersection of Roscoe Boulevard and Winnetka Avenue, within close proximity to commercial uses including grocery stores, retail shopping, dining and other services. The Zone Change will allow for more intense development of the subject property, which will locate more residences proximate to transit and various destinations, potentially reducing vehicular trips, vehicle miles traveled, and air pollution. Therefore, the Zone Change is consistent with the Distribution of Land Use goals, objectives and policies of the General Plan Framework Element.

- b. **Chatsworth – Porter Ranch Community Plan.** The Community Plan text includes the following relevant land use Objectives and Policies:

Objective 3: 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.

Policy 1: The Chatsworth-Porter Ranch Community Plan has been designed to accommodate the anticipated growth in population and employment of the Community to the year 2010. 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 proposed Zone Change from RA-1 to (T)(Q)RD4-1 will allow for the development of five single-family lots with five new residential homes. The project will replace an existing single-family dwelling and provide a net increase of four residential units. The project will increase the availability of housing within the City and provide greater individual choice in housing types, quality, price and location. The small lot project will be similar in typology to detached townhouses and other similar housing types to increase home ownership.

- c. The **Housing Element** 2021 to 2029 was adopted on November 24, 2021 and identifies the City's housing conditions and needs, and establishes the goals, objectives and policies that are the foundation of the City's housing and growth strategy. The project is consistent with several objectives and policies of the Housing Element. The plan text includes the following relevant housing objectives and policies:

Goal 1: A City where housing production results in an ample supply of housing to create more equitable and affordable options that meet existing and projected needs.

Objective 1.2: Facilitate the production of housing, especially projects that include Affordable Housing and/or meet Citywide Housing Priorities.

Policies 1.2.2: Facilitate the construction of a range of different housing types that addresses the particular needs of the city's diverse households.

The proposed zone change for the subject property will facilitate the construction of additional housing in order to meet the current projected needs. The zone change from RA-1 to (T)(Q)RD4-1 will allow the subdivision of one lot into five lots. This will produce more homeownership opportunities, which are in dire need due to a housing crisis. This creates a different type of unit for a larger family and addresses the needs of households in this area. Therefore, the Zone Change is consistent with the Housing Element goals, objectives and policies of the General Plan.

- d. The **Mobility Element** of the General Plan (Mobility Plan 2035) is not likely to be affected by the recommended action herein. Chase Street, a designated Collector Street, is currently dedicated to a half right-of-way width of 30 feet and is improved with curb and gutter; the Project will be conditioned to dedicate 3-feet of land to complete the 33 foot half public right-of-way and construct an 5' concrete sidewalk.

The proposed project is in conformance with the Mobility Element policies listed below:

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 3.3: Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.

The project complies with small lot design standards that require direct pedestrian connections to each unit within the subdivision. The pedestrian walkways are demarcated with special pavement material to provide further visual separation between vehicular driveways and pedestrian walkways. The project is an infill development that will increase accessibility to existing neighborhood destinations such as parks, shopping centers, and employment centers. The project is located approximately 0.3-miles north of Roscoe Boulevard, which provides transit linkages to the Orange Line and Metrolink. Therefore, the Zone Change is consistent with the Mobility Plan 2035 goals, objectives, and policies of the General Plan.

Zone Change and "T"/"Q" Classification Findings

3. Pursuant to LAMC Chapter 1A Section 13.B.1.4. of the Municipal Code, the Zone Change and classifications are necessary because:

- a. Public Necessity: The Zone Change would allow the site to be redeveloped and to provide a total of five new market rate for-sale homes (a net increase of four units). The project is located within 0.3 miles of Roscoe Boulevard, which provides transit linkages to the Nordhoff Orange Line station to the west and the Northridge Metrolink station to the east. By providing new housing in proximity to existing transit, the project is consistent with public necessity.
- b. Convenience: The project site is located in an area of the Winnetka community that is highly urbanized, with parks, schools, and transportation infrastructure. The proposed

project would locate five new dwelling units approximately 1,500-feet of Winnetka Elementary School and 500-feet of the Winnetka Recreation Center. The property is also located within 0.2 miles of Roscoe Boulevard, which accommodates local bus routes. The property is also located within close proximity to commercial uses including grocery stores, retail shopping, dining and other services. Granting the Zone Change to the (T)(Q)RD4-1 Zone would allow future residents access to shopping, dining and services within the immediate neighborhood, as well as the opportunity to utilize nearby parks and to enroll their children in nearby schools.

- c. General Welfare: Granting the Zone Change to the (T)(Q)RD4-1 Zone would allow the development of a five-unit small lot residential development that will expand home ownership opportunities in the Winnetka community of the city. As discussed above, the area has neighborhood-serving uses such as schools, grocery stores, parks, restaurants and other services. The Zone Change to the (T)(Q)RD4-1 Zone will increase the city's housing stock, while minimizing any burden placed upon the existing infrastructure, including roads and utilities.
- d. Good Zoning Practice: The proposed RD4 Zone is identified as a corresponding zone of the Low Medium I Residential land use designation whereas the existing RA-1 Zone is not. The development would be consistent with the density of surrounding properties including the property directly abutting to the west which is zoned RD4-1 and developed with a small lot subdivision. As such, the (T)(Q)RD4-1 Zone would ensure that the density of the development would be compatible with existing and future development surrounding the project site.
- e. "T" and "Q" Classification Findings: Per Section 12.32-G.1 and 2 of the Municipal Code, the current action, as recommended, has been made contingent upon compliance with new "T" and "Q" conditions of approval. Such limitations are necessary to ensure the identified dedications, improvements, and actions are undertaken to meet the public's needs, convenience, and general welfare served by the required actions. The conditions that limit the scale, design and scope of future development on the site are also necessary to protect the best interests of and to assure a development more compatible with surrounding properties and the overall pattern of the existing single and multi-family residential development in the community; to secure an appropriate development in harmony with the General Plan as discussed in Findings Section 1; and to prevent or alleviate the potential adverse environmental effect of adding dwelling units to an established neighborhood.

Additional Findings

- 4. **Environmental Findings.** Based on the whole of the administrative record, as supported by the justification prepared and found in the environmental case file, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Article 19, Section 15332, Class 32, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources apply.
- 5. **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 outside the Flood Zone.

PUBLIC HEARING AND COMMUNICATIONS

A joint Public Hearing was held with the Hearing Officer and Deputy Advisory Agency for Case Nos. APCNV-2022-8497-ZC and VTT-83673-SL-HCA on May 27, 2025 at 9:30 a.m., using telephonic means. The hearing was attended by four people, including the applicant's representatives, a representative from Council District 3, and members of the community.

1. Applicant's Representative Oral Testimony (Eric Lieberman)

- a. Proposed subdivision of the site, which is one parcel, into five lots.
- b. The 20,499 square foot lot is currently zoned RA-1.
- c. The site's Land Use designation of Low Medium I Residential corresponds to the RD4 zone.
- d. Entitlements requested are a Vesting Zone Change to RD4-1 and a Vesting Tentative Tract Map for a 5-Lot Small Lot Subdivision.
- e. Site is directly adjacent to a small lot zone change project of similar scale and design, located at 20012 Chase Street.

2. Public Comment

- a. Anh Le, Power of Attorney for Anthony and Cam Lam (8416 Penfield Avenue), voiced concern regarding with the limited parking and requested information about the parking plans for the project.
- b. Eugene Jordan (Adjacent Neighbor), voiced concerned regarding overgrown trees and asked if the tree adjacent to his property would be removed.
- c. Jerry, adjacent neighbor across Chase Street, asked about the estimated construction start and completion dates.

3. Applicant Representative Oral Response to Comments

- a. Proposing five detached single-family homes, each with an attached two-car garage as required by the Los Angeles Municipal Code. Three guest parking spaces will be provided on-site.
- b. Trees will be removed and replanted in accordance with city requirements including approval by the Urban Forestry Division.
- c. Estimating construction completion by summer 2026.