

2021-2029 HOUSING ELEMENT ENVIRONMENTAL IMPACT REPORT (EIR), STATE CLEARINGHOUSE (SCH), ADDENDUMS, MITIGATION MONITORING PROGRAM, AND RELATED ENVIRONMENTAL FINDINGS; PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to a Zone Change for the property located at 10777 North Winnetka Avenue.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. DETERMINE based on the whole of the administrative record and the independent judgment of the decisionmaker, the Proposed Project is within the scope of the program approved with the 2021-2029 Housing Element for which the 2021-2029 Housing Element EIR No. ENV-2020-6762-EIR; SCH No. 2021010130 (EIR), certified on November 24, 2021, and Addendum Nos. ENV-2020-6762-EIR-ADD1 adopted on June 14, 2022 and ENV-2020-6762-EIR-ADD2 adopted on January 13, 2025 (Addendum), pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15168, the project is within the scope of the program approved earlier with the Housing Element EIR and the EIR adequately describes the activity for the purposes of CEQA, and the impacts of the Proposed Project are within the scope of the EIR and the Addendum; and ADOPT the Mitigation Monitoring Program for the Proposed Project.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. PRESENT and ADOPT the accompanying ORDINANCE (Revised Map), dated September 11, 2025, to effectuate a Zone Change from the existing A1-1 Zone to (T)A2-1 across the entire property; for the subdivision of one 11.38-acre parcel into five lots ranging in size from 2.0 to 3.25 acres each, the Project retains the existing home and all existing accessory structures on proposed Parcel 2, the Project also includes a Zoning Administrator's Adjustment to allow an existing accessory structure to remain in place, 42.8 feet from the new front lot line of proposed Parcel 2 in lieu of 55 feet from the front lot line [Los Angeles Municipal Code 12.21 C.5(b)], no new construction is proposed; for the property located at 10777 North Winnetka Avenue, subject to Conditions of Approval, including T Conditions.

Applicant: Chuck Stevens and Stephanie Vitacco

Representative: Chris Nassiri, Iacobbellis & Associates, Inc.

Case No. CPC-2023-1263-ZC-ZAA-HCA

Environmental No. ENV-2023-1264-HES

Related Case: TT-83950-HCA

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted

**TIME LIMIT FILE – MARCH 3, 2026**

**(LAST DAY FOR COUNCIL ACTION – MARCH 3, 2026)**

Summary:

At a regular meeting held on January 27, 2026, the PLUM Committee considered a report from the LACPC and draft Ordinance relative to a Zone Change for the property located 10777 North Winnetka Avenue. After an opportunity for public comment, the Committee recommended to approve the Zone Change. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
BLUMENFIELD:	YES
HUTT:	YES
NAZARIAN:	YES
LEE:	ABSENT
RAMAN:	ABSENT

CR/dl  
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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**