

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL CASE:	COUNCIL DISTRICT:
CPC-2023-1263-ZC-ZAA-HCA	ENV-2023-1264-HES	12 – Lee
RELATED CASE NOS.:	COUNCIL FILE NO:	PROCEDURAL REGULATIONS:
TT-83950-HCA	<input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Ch. 1 as of 1/21/24 (Not subject to Processes & Procedures Ord.) <input type="checkbox"/> Ch. 1A (Subject to Processes & Procedures Ord.)
PROJECT ADDRESS / LOCATION:		
10777 North Winnetka Avenue		
APPLICANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Chuck Stevens and Stephanie Vitacco	(818) 632-9215	stephanie@teamvitacco.com
APPLICANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Chris Nassiri, Iacobbellis & Associates, Inc.	(818) 674-1396	chris@tisurveying.com
APPELLANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
<input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> N/A
APPELLANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
<input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> N/A
PLANNER CONTACT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Correy Kitchens	(818) 374-5034	correy.kitchens@lacity.org
ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):		
Zone Change (ZC) - A proposed Zone Change from the A1 to the A2 Zone.		
FINAL ENTITLEMENTS NOT ADVANCING FOR CITY COUNCIL CONSIDERATION: (UNAPPEALED OR NON-APPEALABLE ITEMS)		
<input checked="" type="checkbox"/> N/A		
ITEMS APPEALED:		
<input checked="" type="checkbox"/> N/A		

ATTACHMENTS:	REVISED:	ENVIRONMENTAL DOCUMENT:	REVISED:
<input checked="" type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption (CE) (Notice of Exemption)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Findings of Fact	<input type="checkbox"/>	<input type="checkbox"/> Statutory Exemption (SE) (Notice of Exemption)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input type="checkbox"/> Negative Declaration (ND)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Conditions of Approval	<input type="checkbox"/>	<input type="checkbox"/> Mitigated Negative Declaration (MND)	<input type="checkbox"/>
<input checked="" type="checkbox"/> T Conditions	<input type="checkbox"/>	<input type="checkbox"/> Environmental Impact Report (EIR)	<input type="checkbox"/>
<input type="checkbox"/> Proposed Ordinance	<input type="checkbox"/>	<input checked="" type="checkbox"/> Mitigation Monitoring Program (MMP)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Zone Change Map and Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Project Exemption (SCPE)	<input type="checkbox"/>
<input type="checkbox"/> GPA Resolution	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Environmental Assessment (SCEA)	<input type="checkbox"/>
<input type="checkbox"/> Land Use Map	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Environmental Impact Report (SCEIR)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Exhibit A – Plans	<input type="checkbox"/>	<input type="checkbox"/> Appendices	<input type="checkbox"/>
<input checked="" type="checkbox"/> Mailing List (both Word and PDF)	<input type="checkbox"/>	<input checked="" type="checkbox"/> Other: Housing Element Streamlining Checklist (ENV-2023-1264-HES) and Environmental Studies	<input type="checkbox"/>
<input checked="" type="checkbox"/> Interested Parties List	<input type="checkbox"/>		
<input type="checkbox"/> Appeal	<input type="checkbox"/>		
<input type="checkbox"/> Development Agreement	<input type="checkbox"/>		
<input type="checkbox"/> Site Photographs	<input type="checkbox"/>		
<input type="checkbox"/> Other:	<input type="checkbox"/>		

NOTES / INSTRUCTIONS:

Please create Council File.

CITY COUNCIL NOTICE TIMING:	NOTICE LIST (SELECT ALL):	NOTICE PUBLICATION:
<input type="checkbox"/> 10 days	<input type="checkbox"/> Owner	<input type="checkbox"/> 10 days
<input type="checkbox"/> 15 days	<input type="checkbox"/> Applicant	<input type="checkbox"/> 15 days
<input type="checkbox"/> 24 days	<input type="checkbox"/> Adjacent/Abutting	<input type="checkbox"/> 24 days
<input checked="" type="checkbox"/> N/A / None	<input type="checkbox"/> 100' radius	<input checked="" type="checkbox"/> N/A / None
<input type="checkbox"/> Other: [enter here if applicable]	<input type="checkbox"/> 300' radius	<input type="checkbox"/> Other: [enter here if applicable]
	<input type="checkbox"/> 500' radius	
	<input type="checkbox"/> Neighborhood Council	
	<input checked="" type="checkbox"/> Interested Parties	
	<input type="checkbox"/> Other: [enter here if applicable]	

FISCAL IMPACT STATEMENT:

Yes No

*If determination states administrative costs are recovered through fees, indicate "Yes."

PLANNING COMMISSION:

<input checked="" type="checkbox"/> City Planning Commission (CPC)	<input type="checkbox"/> North Valley Area Planning Commission
<input type="checkbox"/> Cultural Heritage Commission (CHC)	<input type="checkbox"/> South LA Area Planning Commission
<input type="checkbox"/> Central Area Planning Commission	<input type="checkbox"/> South Valley Area Planning Commission
<input type="checkbox"/> East LA Area Planning Commission	<input type="checkbox"/> West LA Area Planning Commission
<input type="checkbox"/> Harbor Area Planning Commission	

PLANNING COMMISSION HEARING DATE:	COMMISSION VOTE:
September 11, 2025	7 - 0
LAST DAY TO APPEAL:	DATE APPEALED:
November 24, 2025	N/A
COUNCIL TIME TO ACT:	TIME TO ACT START:
<input type="checkbox"/> 30 days <input type="checkbox"/> 45 days <input type="checkbox"/> 60 days <input type="checkbox"/> 75 days <input checked="" type="checkbox"/> 90 days <input type="checkbox"/> 120 days <input type="checkbox"/> N/A / None <input type="checkbox"/> Other: [enter here if applicable]	<input type="checkbox"/> Appeal Filing Date <input type="checkbox"/> Received by Clerk <input type="checkbox"/> Last Day to Appeal <input type="checkbox"/> N/A / None <input checked="" type="checkbox"/> Other: Pursuant to Ch. 1 of LAMC Section 12.32 C.7, Council shall act within 90 days of receipt of the Planning Commission recommendation.
TRANSMITTED BY:	TRANSMITTAL DATE:
Cecilia Lamas Commission Executive Assistant II	December 3, 2025



LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300

www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: NOVEMBER 3, 2025

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

Council District: 12 – Lee

CEQA: ENV-2023-1264-HES

Plan Area: Chatsworth – Porter Ranch

Project Site: 10777 North Winnetka Avenue

Applicant: Stephanie Vitacco and Chuck Stevens
Representative: Chris Nassiri, Iacobellis & Associates, Inc.

At its meeting of **September 11, 2025**, the Los Angeles City Planning Commission took the actions below in conjunction with the following Project:

A Zone Change from A1-1 to (T)A2-1 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 (LAMC 12.21 C.5(b)). No new construction is proposed.

1. **Determined** 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 Environmental Impact Report 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), and the impacts of the Proposed Project are within the scope of the EIR and the Addendum; and **ADOPT** the Mitigation Monitoring Program (MMP) for the Proposed Project;
2. **Approved and recommended** that the City Council **adopt** the attached Ordinance, pursuant to Section 12.32 F of the Los Angeles Municipal Code (LAMC), a Zone Change from the existing A1-1 Zone to (T)A2-1 across the entire property;
3. **Approved**, pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to retain the existing accessory building located 42.8 feet from front lot line of Parcel 2 in lieu of 55 feet from the front lot line pursuant to LAMC Section 12.21 C.5(b);
4. **Adopted** the attached Conditions of Approval; and
5. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Choe
Second: Rosenstein
Ayes: Chávez, Diaz, Johnson, Lawshe, Zamora
Absent: Klein, Saitman

Vote: 7 – 0



Cecilia Lamas, Commission Executive Assistant II
Los Angeles City Planning Commission

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

APPEAL PERIOD - EFFECTIVE DATE

The decision of the Los Angeles City Planning Commission as it relates to the Zone Change is appealable by the Applicant only if disapproved in whole or in part by the Commission. The decision of the Commission regarding the remaining approvals are 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.

FINAL APPEAL DATE: NOVEMBER 24, 2025

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) **is not further appealable** and the decision is final.

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

This determination will become effective after the end of appeal period date listed above, unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed **early** to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

Online Application System (OAS): The OAS (<https://planning.lacity.gov/oas>) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning's DSC, and submit fee payment by credit card or e-check.

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, as well as the South Los Angeles DSC on Tuesdays and Thursdays, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.gov/development-services/forms>. Public offices are located at:

Metro DSC	Van Nuys DSC	South LA DSC
201 N. Figueroa Street Los Angeles, CA 90012 planning.figcounter@lacity.org (213) 482-7077	6262 Van Nuys Boulevard Van Nuys, CA 91401 planning.mbc2@lacity.org (818) 374-5050	8475 S. Vermont Avenue, 1 st Floor Los Angeles, CA 90044 (In person appointments available on Tuesdays and Thursdays 8am-4pm only) planning.southla@lacity.org

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

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.

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's [BuildLA](#) portal (appointments.lacity.gov). The applicant is further advised to notify any consultant representing you of this requirement as well.



QR Code to Online Appeal Filing



QR Code to Forms for In-Person Appeal Filing



QR Code to BuildLA Appointment Portal for Condition Clearance

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

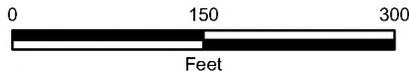
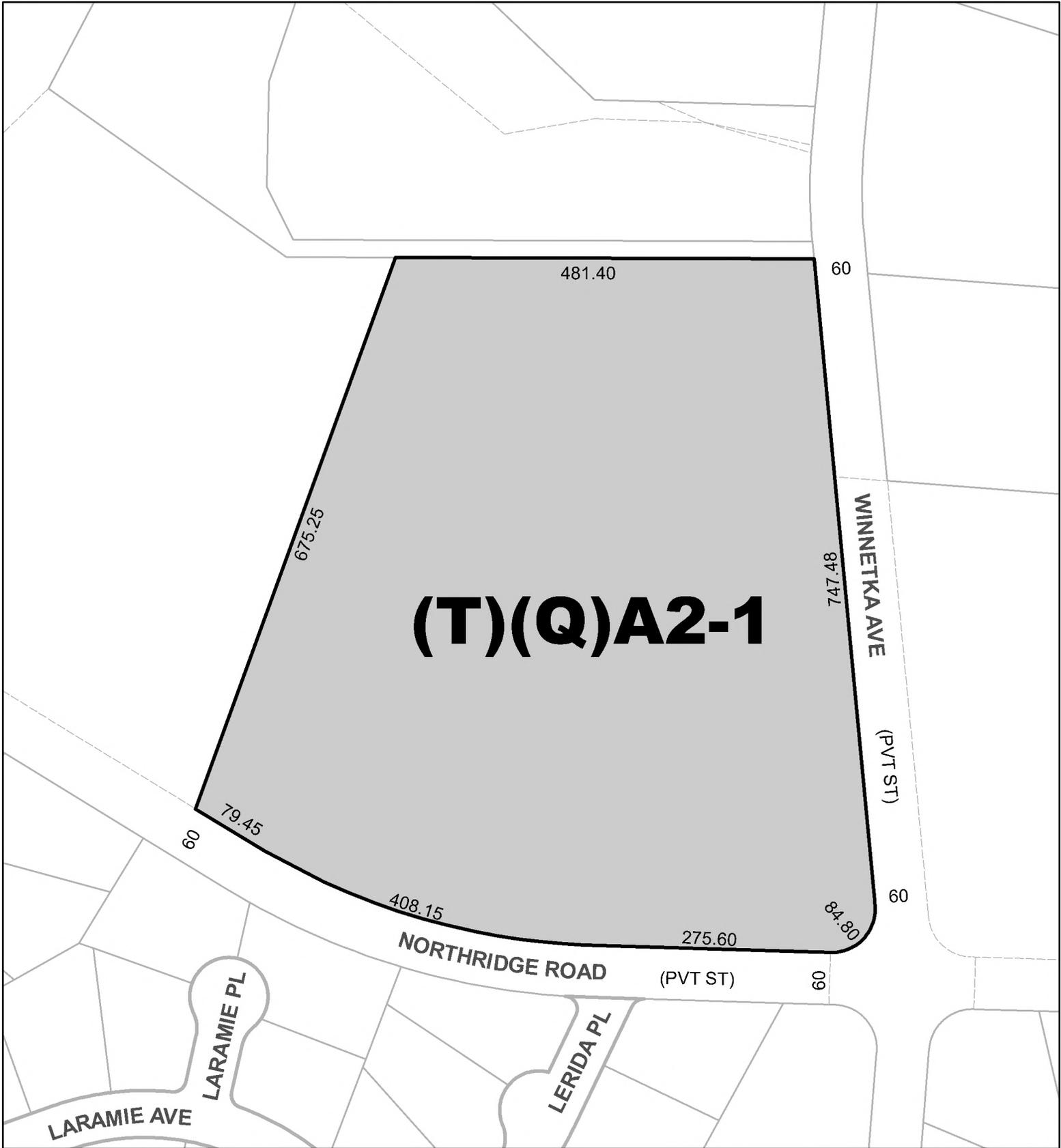
cc: Blake Lamb, Principal City Planner
 Claudia Rodriguez, Senior City Planner
 Renata Ooms, City Planner
 Correy Kitchens, City Planning Associate

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 classifications on the properties shown upon a portion of the zone maps 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 set forth the zones and height districts as shown on the attached zoning map. This ordinance supersedes portions of Subarea 34 in Ordinance No. 176825.

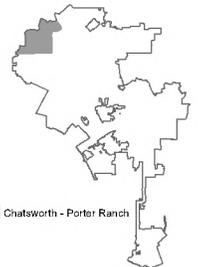


CPC-2023-1263-ZC-ZAA-HCA

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City of Los Angeles



CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32 G.1 of the Municipal Code, the (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, public improvements and dedications for street and other right-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 a 60-foot wide right of egress and ingress be provided over the private street easement (known as Winnetka Avenue) from adjoining the subdivision southerly to a public street satisfactory to the City Engineer.
 - b. Improvements Required –
 - i. Improve Winnetka Avenue (Private Street) adjoining the subdivision with the repair of any broken, off-grade rolled concrete curb, gutter and roadway pavement, including any removal and reconstruction of existing improvements.
 - ii. Improve Northridge Road (Private Street) adjoining the subdivision with the repair of any broken, off-grade concrete curb, gutter and roadway pavement, including any removal and construction of existing improvements.

- iii. Construct the necessary on-site and off-site sewers to serve the development.

3. Department of Transportation

- a. A minimum of 20-foot reservoir space is required between any security gate or parking space and the property line, or to the satisfaction of LADOT.
- b. A two-way driveway width of $W=20$ feet is required for all driveways, or to the satisfaction of LADOT.

4. Street Lighting

- a. No street lighting improvements required.

Notes:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

5. Fire Department

- a. Access for Fire Department apparatus and personnel to and into all structures shall be required.
- b. Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
- c. One or more Knox Boxes will be required to be installed for LAFD access to the project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).
- d. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- e. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane. Fire Lane Requirements:
 1. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

2. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
 3. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required
 4. Submit plot plans indicating access road and turning area for Fire Department approval.
 5. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
 6. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
 7. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
 8. All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted "No Parking at Any Time" prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.
 9. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- f. Construction of public or private roadway in the proposed development shall not exceed 10 percent in grade.
 - g. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".
 - h. Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.
 - i. Standard cut-corners will be used on all turns.
 - j. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
 - k. Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.
 - l. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance

from the street, driveway, alley, or designated fire lane to the main entrance of individual units.

- m. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway or an improved street or approved fire lane.
- n. 2014 CITY OF LOS ANGELES FIRE CODE, SECTION 503.1.4 (EXCEPTION)
 - (1) When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.
 - (2) It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term "horizontal travel" refers to the actual path of travel to be taken by a person responding to an emergency in the building.
 - (3) This policy does not apply to single-family dwellings or to non-residential buildings.
 - (4) Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
 - (5) No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.
 - (6) That in order to provide assurance that the proposed common fire lane and fire protection facilities, for the project, not maintained by the City, are properly and adequately maintained, the sub-divider shall record with the County Recorder, prior to the recordation of the final map, a covenant and agreement (Planning Department General Form CP-6770) to assure the following:

- i. The establishment of a property owners association, which shall cause a yearly inspection to be made by a registered civil engineer of all common fire lanes and fire protection facilities. The association will undertake any necessary maintenance and corrective measures. Each future property owner shall automatically become a member of the association or organization required above and is automatically subject to a proportionate share of the cost.
 - ii. The future owners of affected lots with common fire lanes and fire protection facilities shall be informed of their responsibility for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the maintenance program for their lot. Any amendment or modification that would defeat the obligation of said association as the Advisory Agency must approve required hereinabove in writing after consultation with the Fire Department.
 - iii. In the event that the property owners association fails to maintain the common property and easements as required by the CC&R's, the individual property owners shall be responsible for their proportional share of the maintenance.
 - iv. Prior to any building permits being issued, the applicant shall improve, to the satisfaction of the Fire Department, all common fire lanes and install all private fire hydrants to be required.
 - v. That the Common Fire Lanes and Fire Protection facilities be shown on the Final Map.
- (7) The plot plan shall be approved by the Fire Department showing fire hydrants and access for each phase of the project prior to the recording of the final map for that phase. Each phase shall comply independently with code requirements.
 - (8) All required Fire Annunciator panel or Fire Control Room shall be located within 20 feet visual line of sight of the main entrance stairwell or to the satisfaction of the Fire Department.
 - (9) Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
 - (10) This project is located in the very high fire hazard severity zone and shall comply with requirements set forth in the section 4908, 2014 City of Los Angeles Fire Code.
 - (11) Mitigation measures shall be considered. These measures shall include, but not limited to the following:
 - i. Boxed-in eaves.

- ii. Single pane, double thickness (minimum 1/8" thickness) or insulated windows.
 - iii. Non-wood siding
 - iv. Exposed wooden members shall be two inches nominal thickness.
 - v. Noncombustible finishes
- (12) Irrigated and managed greenbelts around the perimeter of all structures for a distance of 100 feet shall be considered as a buffer between the brush and the proposed project.
- (13) All landscaping shall use fire-resistant plants and materials. A list of such plants is available from the contact Brush Clearance Unit 6262 Van Nuys Boulevard, Room 451, Van Nuys 91401 (800) 994-4444.
- (14) All structures shall have noncombustible roofs (Non-wood)
- (15) The brush in the area adjacent to the proposed development shall be cleared or thinned periodically by the homeowner's Association under supervision of the Los Angeles City Fire Department in order to reduce the risk of brush fires spreading to the homes.
- (16) Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
- (17) Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- (18) 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 (213) 482-6543. You should advise any consultant representing you of this requirement as well.

CONDITIONS OF APPROVAL

Pursuant to Sections 12.28 of the Los Angeles Municipal Code, the following conditions are hereby imposed upon the use of the subject property:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Zoning Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. 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.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.
6. Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in the case file.
7. Authorized herein is an adjustment to allow the existing accessory building to be located 42.8 feet from the front lot line of proposed Parcel 2 of in lieu of 55 feet from the front lot line pursuant to LAMC Section 12.21 C.5(b).
8. Parking shall be provided in compliance with the Municipal Code and to the satisfaction of the Department of Building and Safety. No variance from the parking requirements has been requested or granted herein.

Environmental Conditions

9. **The Mitigation Monitoring and Reporting Program (MMRP)** included in the Housing Element Streamlining Checklist (Case No. ENV-2024-4112-HES) have been incorporated into this project and shall be enforced through all phases of the project. The applicant shall be responsible for implementing each Mitigation Measure (MM), Substitute Mitigation Measure, and Implementing Mitigation Measure identified in the MMRP and shall be obligated to provide

certification to the appropriate monitoring and enforcement agencies that each MM has been implemented.

10. Housing Element Program EIR MM 4.3-1(a) Biological Resources Reconnaissance Survey and Reporting.

For all discretionary projects that require vegetation removal, ground disturbance, staging of vehicles, equipment, or materials, and access routes on natural (e.g., native, virgin) or disturbed but undeveloped (e.g., unpaved, areas barren, or ruderal), areas that contain or have the potential to support special-status species, sensitive habitat, or within 300 feet of suitable habitat to support special-status species (e.g., nesting passerines) as determined by the Department of City Planning, including through consultation with CDFW, the project applicant shall be required to conduct a biological resources assessment report to characterize the biological resources on-site and to determine the presence or absence of sensitive species. The report shall identify 1) approximate population size and distribution of any sensitive plant or animal species, 2) any sensitive habitats (such as wetlands or riparian areas), and 3) any potential impacts of Proposed Project on wildlife corridors. Off-site areas that may be directly or indirectly affected by the individual project shall also be surveyed. The report shall include site location, literature sources, methodology, timing of surveys, vegetation map, site photographs, and descriptions of on-site biological resources (e.g., observed and detected species, as well as an analysis of those species with the potential to occur on-site). The biological resources assessment report and surveys shall be conducted by a qualified biologist, and any special status species surveys shall be conducted according to standard methods of surveying for the species as appropriate.

If sensitive species and/or habitat are absent from the individual project site and adjacent lands potentially affected by the individual project, a written report substantiating such shall be submitted to Department of City Planning (DCP) prior to project approval, and the project may proceed without any further biological investigation. If wildlife corridors are present, the report shall identify measures (such as providing native landscaping to provide cover on the wildlife corridor) that the individual project would be required to implement such that the existing wildlife corridor would remain. Wildlife corridors identified in the biological resources assessment report shall not be entirely closed by any development or improvements occurring within the Project Area.

11. Housing Element Program EIR MM 4.3-2(b) Protected Tree and Tree Canopy Survey.

For discretionary projects that include the removal of trees, prior to project approval, a tree report and tree replanting plan shall be conducted by a certified arborist to tag and assess all trees (defined as woody plant material that is five inches or greater in diameter at breast height [DBH – four and a half feet off grade]) subject to the City's Protected Tree Ordinance on the project site. Trees shall be tagged to correspond with a tree exhibit map. Also, the genus and species of the trees, size of the trees at DBH, and structure and vigor of the trees shall be determined, and an evaluation of the trees' resource value (i.e., the biological impacts of the tree removals, potential to be considered wildlife habitat, and locating trees deserving protection) shall be completed. All protected trees shall receive a visual tree assessment (VTA – meaning tree observations shall be from the ground and that no special devices [e.g., increment borers, drills] shall be used). Following the completion of the tree survey, the arborist shall prepare a report that shall at a minimum provide a description of the general character of the trees on the site and identify opportunities and constraints for preservation. The report and tree replanting plan shall be provided to the City for review. As part of the

assessment, a plot plan shall also be prepared indicating the location, type, and canopy coverage of all existing trees on the site and within the adjacent public right(s)-of-way.

Based on the results of the tree survey, development plans shall be clustered to maximum extent feasible in order to avoid impacts to sensitive natural communities (e.g., oak woodlands, riparian habitats, extensive tree canopy) and to maintain the largest and most contiguous area of sensitive communities on the site. Additionally, the development plans shall include a proposed minimum buffer to protect adjacent sensitive communities. Development plans that impact sensitive natural communities shall include a detailed feasibility analysis showing how the design has accomplished these avoidance strategies; the City shall not approve development plans until the site design has adequately demonstrated maximum avoidance of sensitive natural communities to the satisfaction of City Planning.

Further, removal or planting of any tree in the public right(s)-of-way requires approval of the Board of Public Works. All trees in the public right(s)-of-way shall conform to the current standards of the Department of Public Works, Urban Forestry Division, Bureau of Street Services.

The following measures shall be implemented in addition to those required under the City's Protected Tree Ordinance (Ordinance No. 177,404) to avoid and/or compensate for potential indirect impacts to preserved sensitive natural communities before, during, and following construction activities.

Pre-Construction

- **Fencing:** Protective fencing at least three feet high with signs and flagging shall be erected around all preserved sensitive natural communities where adjacent to proposed vegetation clearing and grubbing, grading, or other construction activities. The protective fence shall be installed at a minimum of five feet beyond the tree canopy dripline. The intent of protection fencing is to prevent inadvertent limb/vegetation damage, root damage and/or compaction by construction equipment. The protective fencing shall be depicted on all construction plans and maps provided to contractors and labeled clearly to prohibit entry, and the placement of the fence in the field shall be approved by a qualified biologist prior to initiation of construction activities. The contractor shall maintain the fence to keep it upright, taut and aligned at all times. Fencing shall be removed only after all construction activities are completed.
- **Pre-Construction Meeting:** A pre-construction meeting shall be held between all site contractors and a registered consulting arborist and/or a qualified biologist. All site contractors and their employees shall provide written acknowledgement of their receiving sensitive natural community protection training. This training shall include, but shall not be limited to, the following information: (1) the location and marking of protected sensitive natural communities; (2) the necessity of preventing damage to these sensitive natural communities; and (3) a discussion of work practices that shall accomplish such.

During Construction

- **Fence Monitoring:** The protective fence shall be monitored regularly (at least weekly) during construction activities to ensure that the fencing remains intact and functional,

and that no encroachment has occurred into the protected natural community; any repairs to the fence or encroachment correction shall be conducted immediately.

- **Equipment Operation and Storage:** Contractors shall avoid using heavy equipment around the sensitive natural communities. Operating heavy machinery around the root zones of trees would increase soil compaction, which decreases soil aeration and, subsequently, reduces water penetration into the soil. All heavy equipment and vehicles shall, at minimum, stay out of the fenced protected zones, unless where specifically approved in writing and under the supervision of a registered consulting arborist and/or a qualified biologist.
- **Materials Storage and Disposal:** Contractors shall not store or discard any construction materials within the fenced protected zones and shall remove all foreign debris within these areas. The contractors shall leave the duff, mulch, chips, and leaves around the retained trees for water retention and nutrient supply. Contractors shall avoid draining or leakage of equipment fluids near retained trees. Fluids such as gasoline, diesel, oils, hydraulics, brake and transmission fluids, paint, paint thinners, and glycol (anti-freeze) shall be disposed of properly. The contractors shall ensure that equipment be parked at least 50 feet, and that equipment/vehicle refueling occur at least 100 feet, from fenced protected zones to avoid the possibility of leakage of equipment fluids into the soil.
- **Grade Changes:** Contractors shall ensure that grade changes, including adding fill, shall not be permitted within the fenced protected zone without special written authorization and under supervision by a registered consulting arborist and/or a qualified biologist. Lowering the grade within the fenced protected zones could necessitate cutting main support and feeder roots, thus jeopardizing the health and structural integrity of the tree(s). Adding soil, even temporarily, on top of the existing grade could compact the soil further, and decrease both water and air availability to the tree roots. Contractors shall ensure that grade changes made outside of the fenced protected zone shall not create conditions that allow water to pond.
- **Trenching:** Except where specifically approved in writing beforehand, all trenching shall be outside of the fenced protected zone. Roots primarily extend in a horizontal direction forming a support base to the tree similar to the base of a wineglass. Where trenching is necessary in areas that contain roots from retained trees, contractors shall use trenching techniques that include the use of either a root pruner (Dosko root pruner or equivalent) or an Air-Spade to limit root impacts. A registered consulting arborist shall ensure that all pruning cuts shall be clean and sharp, to minimize ripping, tearing, and fracturing of the root system. Root damage caused by backhoes, earthmovers, dozers, or graders is severe and may ultimately result in tree mortality. Use of both root pruning and Air-Spade equipment shall be accompanied only by hand tools to remove soil from trench locations. The trench shall be made no deeper than necessary.
- **Erosion Control:** Appropriate erosion control best management practices (BMPs) shall be implemented to protect preserved sensitive natural communities during and following project construction. Erosion control materials shall be certified as weed free.

- **Inspection:** A registered consulting arborist shall inspect the preserved trees adjacent to grading and construction activity on a monthly basis for the duration of the grading and construction activities. A report summarizing site conditions, observations, tree health, and recommendations for minimizing tree damage shall be submitted by the registered consulting arborist following each inspection.
- **Mulch:** The contractors shall ensure that the natural duff layer under all trees adjacent to construction activities shall be maintained. This would stabilize soil temperatures in root zones, conserve soil moisture, and reduce erosion. The contractors shall ensure that the mulch be kept clear of the trunk base to avoid creating conditions favorable to the establishment and growth of decay causing fungal pathogens. Should it be necessary to add organic mulch beneath retained oak trees, packaged or commercial oak leaf mulch shall not be used as it may contain root fungus. Also, the use of redwood chips shall be avoided as certain inhibitive chemicals may be present in the wood. Other wood chips and crushed walnut shells can be used, but the best mulch that provides a source of nutrients for the tree is its own leaf litter. Any added organic mulch added by the contractors shall be applied to a maximum depth of 4 inches where possible.
- **Watering Adjacent Plant Material:** All installed landscaping plants near the preserved sensitive natural communities shall require moderate to low levels of water. The surrounding plants shall be watered infrequently with deep soaks and allowed to dry out in-between, rather than frequent light irrigation. The soil shall not be allowed to become saturated or stay continually wet, nor should drainage allow ponding of water. Irrigation spray shall not hit the trunk of any tree. The contractors shall maintain a 30-inch dry-zone around all tree trunks. An above ground microspray irrigation system shall be used in lieu of typical underground pop-up sprays.
- **Monitoring:** A certified arborist shall inspect the trees preserved on the site adjacent to construction activities for a period of two years following the completion of construction. Monitoring visits shall be completed quarterly, totaling eight visits. Following each monitoring visit, a report summarizing site conditions, observations, tree health, and recommendations for promoting tree health shall be prepared. Additionally, any tree mortality shall be noted and any tree dying during the two-year monitoring period shall be replaced at a minimum 3:1 ratio on-site in coordination with the City

Administrative Conditions

12. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
13. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.

14. **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 (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent property owners, heirs or assigns. The agreement shall 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.
15. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean the agencies, public offices, legislation or their successors, designees, or amendment to any legislation.
16. **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 amendment thereto.
17. **Building Plans.** Page 1 of the grant 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 & Safety.
18. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director of Planning, pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if in the decision makers opinion, such actions are proved necessary for the protection of persons in the neighborhood or occupants of adjacent property.
19. **Project Plan Modifications.** Any corrections and/or modifications to the Project plans made subsequent to this grant that are deemed necessary by the Department of Building and Safety, Housing Department, or other Agency for Code compliance, and which involve a change in site plan, floor area, parking, building height, yards or setbacks, building separations, or lot coverage, shall require a referral of the revised plans back to the Department of City Planning for additional review and final sign-off prior to the issuance of any building permit in connection with said plans. This process may require additional review and/or action by the appropriate decision making authority including the Director of Planning and the City Planning Commission.
20. **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 (ii).
- 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 in paragraph (ii).
- e. If the City determines it necessary to protect the City's interest, 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, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include 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

General Plan/Charter Findings (Charter 556)

1. **Charter Section 556: The action is in substantial conformance with the purposes, intent, and provisions of the General Plan.**

a. **General Plan Land Use Designation.**

The Project Site is located within the Chatsworth – Porter Ranch Community Plan, adopted by the City Council on September 4, 1993. The site has a General Plan Land Use Designation of Minimum Residential with a corresponding zones of OS, A1, A2, and RE40. The site is currently zoned A1-1 and the applicant is requesting a zone change to A2-1, which is consistent with the Minimum Residential land use designation. The requested Zone Change from A1-1 to (T)A2-1 is consistent with the use, height, and density of the area and the community plan’s land use designation. In addition, the recommended (T) conditions will require public right-of-way dedications and improvements.

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 establish 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. As previously stated, the subject property is located within the Chatsworth – Porter Ranch Community Plan, which designates the subject property for Minimum Residential land uses. Therefore, the proposed A2 Zone is consistent with the land use designation for the site.

The proposed project is consistent with the following objective and policy of the **Chatsworth – Porter Ranch Community Plan:**

The Chatsworth – Porter Ranch Community Plan text includes the following relevant land use objectives, policies, and programs. The Plan is intended to promote an arrangement of land use, circulation, and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the Community, within the larger framework of the City; guide development, and change the Community to meet existing and anticipated needs and conditions.

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.

To encourage the preservation and enhancement of the varied and distinctive residential character of the Community. In hillside residential areas to:

3.a. Minimize grading so as to retain the natural terrain and ecological balance;

3.b. Provide a standard of land use intensity and population density which will be compatible with street capacity, public service facilities and utilities, and topography and in coordination with development in the remainder of the City.

The project is in conformance with these goals, objectives, and policies. Broadly speaking, the intent of these objectives and associated policies is to ensure that single-family neighborhoods within its hillside are protected, and that neighborhood character is preserved. The proposed project will further the above objectives and policies by addressing the Community Plan's area's needs and by matching the density that was envisioned for this area by the Community Plan's Minimum Residential land use designation. As such, the proposed subdivision complies with the use, height, and density and blends in with the surrounding neighborhood and is compatible with the area.

The Zone Change from the A1-1 to (T)A2-1 zone would be consistent with the aforementioned goals, policies and programs of the Chatsworth – Porter Ranch Community Plan by preserving the low-density character of the area. The proposed zone change would ensure that any future development is compatible with the surrounding residential neighborhood and aligns with the current land use designation and zoning of the surrounding residential area.

c. Framework Element.

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 provisions, objectives and policies relevant to the instant request:

Goal 4A: An equitable distribution of housing opportunities by type and cost accessible to all residents of the City.

Objective 4.2: Conserve scale and character of residential neighborhoods.

The project is designated by the Chatsworth – Porter Ranch Community Plan for Minimum Residential uses and is zoned A1-1. The request for an A2 Zone, in order to subdivide one (1) lot into five (5) lots that measure a varying size of 2 to 3.2 acres in the A2 Zone. The subdivision will be consistent with the land use designation and allows the site to provide additional dwelling units that conserves the scale and character of the residential neighborhood.

d. Housing Element.

The Housing Element 2021 - 2029 was adopted in November 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 Zone change from the A1 Zone to an A2 Zone will allow the subdivisions of 1 lot into 5 lots. The subdivision, in turn, will allow the creation of additional single-family dwellings. 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.

e. The Mobility Element.

The Mobility Element of the General Plan (Mobility Plan 2035) is not likely to be negatively affected by the recommended action herein. Dedications are required for Winnetka Avenue and Northridge Road located along the east and south property line; thereby bringing the private street into conformance with the standards identified in the Mobility Plan such as repairing the concrete curb, gutter, and roadway pavement. These dedications and improvements will improve the pedestrian and vehicular infrastructure for Winnetka Avenue and Northridge Road along the project. Therefore, as conditioned, the zone change to A2 is consistent with Mobility Plan 2035 goals, objectives and policies of the General Plan.

2. Charter Finding.

The proposed zone change complies with Charter Section 556 and 558 in that the change promotes land use regulations with regards to use, height, density, etc., that is consistent with the General Plan, as noted above in Findings Nos. 1 and 2, with public necessity, convenience, general welfare, and good zoning practice, and as noted in the discussion in Finding No. 7, which are referenced as if fully incorporated herein.

Zone Change Findings (LAMC Section 12.32 F)

3. That the zone change is in harmony with the objectives of the General Plan and is in conformity with the public necessity, convenience, general welfare, and good zoning practice.

The recommended zone change is in conformance with the public necessity, convenience, and general welfare or good zoning practice in that the A2 Zone is consistent with the Minimum Residential land use designation.

The subject site is an irregular-shaped parcel with an approximate North/South length of 785 feet along Winnetka Avenue and 800 feet along Northridge Road. Both Winnetka Avenue and Northridge Road are designated as a Private Street under the Los Angeles Mobility Plan 2035. Winnetka Avenue and Northridge Road are currently improved with a partial curb and gutter. The subject property is located within the Santa Susana Fault.

Public Necessity: The granting of the zone change will allow for the construction of housing which is much needed in the City of Los Angeles. The project allows the site to secure an appropriate development in harmony with the objectives of the General Plan, by allowing for a zone which is consistent with the General Plan.

Convenience: The project is conveniently located approximately one mile away from Rinaldi Street, which is to the north of the subject property, and is a major thoroughfare in the San Fernando Valley. Also located on Rinaldi Street are a variety of restaurants, retail, and commercial sites. As such, the site is within close proximity to bus lines, and is a convenient location for additional residential housing.

General Welfare: The project has been conditioned with T conditions to require dedications and improvements along the public rights-of-way which are adjacent to the site. These improvements will improve the private street adjoining the subject property on Winnetka Avenue and Northridge Road.

Good Zoning Practices: The zone is consistent with the land use designation and is therefore an appropriate zone for the site. In light of facing an unprecedented housing crisis, the requested zone change from A1-1 to (T)A2-1 will permit four additional single-family dwellings, otherwise prohibited by the density limitations of the A1-1 Zone; thus, adding additional dwelling units to the market supply in order to meet market demands. Lastly the zone will be consistent with adjacent parcels which are zoned A2-1 to the north and to the east, and the A1-1 and RA-1 Zones abutting to the west, and south will create a harmonious and uniform land use pattern along the block.

4. **Pursuant to LAMC Section 12.32 G, Findings for “T” Classification.**

Pursuant to LAMC Section 12.32 G.1, the current action, as recommended, has been made contingent upon compliance with new “T” conditions and the project specific Conditions of Approval imposed herein for the proposed project. Such limitations are necessary to ensure the identified dedications, improvements, and construction notices are executed to meet the public’s needs, convenience and general welfare served by the required actions.

Adjustment Findings (LAMC Section 12.28 C.4)

5. **That while site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms with the intent of those regulations.**

The subject site is located on an irregular shaped 495,791 square foot lot within the Chatsworth – Porter Ranch Community Plan. The site is currently developed with a 3,725 square-foot single-family dwelling and accessory structure that is expected to remain. The existing dwelling currently observes a 42.8 - foot front yard setback along Winnetka Avenue. In order to maintain the existing accessory structure and subdivide the property into five lots, the applicant has proposed a five-lot subdivision which complies with the lot width and lot area requirements of the A2 Zone.

Although the site's area can accommodate five A2 zoned single-family sized lots, in order to retain the existing accessory structure along Winnetka Avenue, the existing structure's front yard setback is reduced from 55 feet to 42.8 feet, thus necessitating the need for an Adjustment request as the A2 zone has a 55-foot front yard setback requirement.

The Code's intent is to promote uniform development. With respect to front yard setbacks, it is the intent to create uniform setbacks along the street frontage. Properties along the eastern frontage of Winnetka Avenue observe a large setback in the A2 Zone. As such, the project's 42.8 foot front yard setback is a 12 foot reduction from the required 55 foot requirement in the A2 zone. The adjustment will be compatible with the existing improvements and conforms to the intent of the setback requirements.

6. **That in light of the project as a whole, including any mitigation measures imposed, the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

The request to reduce the front setback requirement for the existing accessory structure would not further degrade the surrounding neighborhood. The existing accessory structure is to remain unchanged with no construction plans to modify it whatsoever. The reduced front yard is a result of the zoning inconsistency, which will bring the accessory structure consistent within the development standards for the A2 zone. The height and size of the existing building will remain unchanged and thus would not be affected. Since no changes will be made to the accessory structure, in no way would the project adversely affect adjacent properties and the surrounding neighborhood minimizing any negative impacts on the adjacent neighborhood.

Therefore, the granting of the applicant's requests would result in a project that would be compatible with the existing pattern of development within the surrounding area and would not adversely affect adjacent properties or the public's safety.

7. **That the project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan and any applicable specific plan.**

There are twelve elements of the General Plan and each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing concerns and issues. The majority of the policies derived from these Elements are in the form of Code Requirements of the LAMC. Except for the entitlement described herein, the project does not propose to deviate from any of the requirements of the LAMC.

The General Plan is composed of the Framework Element, seven state-mandated elements, and four additional elements adopted by the City Council. The Framework

Element establishes the broad overall policy and direction for the General Plan. Approval of the project is in substantial conformance with the following Framework Element housing goals and objectives:

Goal 4A: AN EQUITABLE DISTRIBUTION OF HOUSING OPPORTUNITIES BY TYPE AND COST ACCESSIBLE TO ALL RESIDENT OF THE CITY.

Objective 4.3: Conserve scale and character of residential neighborhoods.

The Housing Element provides a plan for the City's existing and future housing needs to ensure a range of housing choices for residents of all income levels. The Housing Element provides decision-makers policy guidance to evaluate discretionary housing applications. This approval conforms to the following goals and objectives in the Housing Element:

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 subject property is in the Chatsworth – Porter Ranch Community Plan which designates this property as A1 with a Minimum Residential land use designation. The purpose, intent and provision of the General Plan and the Community Plan both seek to ensure compatibility with surrounding uses, both in development and use. The use of the property as a single-family residence is consistent with the General Plan Land Use designation of Minimum Residential and corresponding A1 zone. The original house was built in 1941. The project is designed to be compatible with the overall community. The project substantially conforms to the purpose, intent and provisions of the General Plan and the applicable Community Plan. The project is also complying with the A2 development standards.

The Chatsworth – Porter Ranch Community Plan discusses the objectives, goals, and the intent of the plan for the development of housing in the area. The project addresses the following goals and policies of the Community Plan.

The Land Use Element of the City's General Plan divides the city into 35 Community Plans. The project site is located within the boundaries of the Chatsworth – Porter Ranch Community Plan which designates the property for Minimum Residential land use corresponding to the OS, A1, A2, and RE40 Zones, consistent with the range of zones associated with the site's land use designations. It is not located in any other, overlays, or interim control ordinances.

Given the scope of the Conditions and limitations established herein, the surrounding land uses will not be significantly impacted by the addition of new single-family dwellings. The project is consistent with the following components of the Community Plan:

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.

To encourage the preservation and enhancement of the varied and distinctive residential character of the Community. In hillside residential areas to:

- 3.a. Minimize grading so as to retain the natural terrain and ecological balance;*
- 3. b Provide a standard of land use intensity and population density which will be compatible with street capacity, public service facilities and utilities, and topography and in coordination with development in the remainder of the City.*

The proposed project for an Adjustment to provide reduced setbacks will continue an existing use on the subject property that is consistent with the zoning and density as it was intended, in accordance with the LAMC provisions of the A2 Zone. The proposed project aims to comply with the intent of Chatsworth – Porter Ranch community plan and help preserve the single-family use and provide newly proposed lots. The setback relief is proposed in order to comply with the development standards set forth within the A2 zone.

As such, allowing the reduced setbacks will allow preservation of the integrity of the single-family homes in the area and keeping with the intent of the A2 Zone. The reduced setbacks do not overly impact the neighboring properties or public right-of-way. As such, the project substantially conforms to the purpose, intent and provisions of the General Plan, the Chatsworth – Porter Ranch Community Plan.

Environmental Findings

12. The proposed project was found to be within the scope of the 2021-2029 Housing Element Environmental Impact Report (EIR), SCH No. 2021010130, ENV-2020-6762-EIR, certified on November 24, 2021 (Housing Element EIR). The proposed project, which includes the development of 420,327 housing units (cumulatively, 456,643), is within the scope of the 2021-2029 Housing Element as it will build out the City's regional housing needs assessment (RHNA). A CEQA Streamlining Checklist for a Project Within the Scope of the Housing Element Program EIR, ENV Case No. ENV-2023-1264-HESHE Streamlining Checklist), was prepared for the proposed project, pursuant to CEQA Guidelines Section 15168(c). Section 15168(c) provides for limited environmental review of subsequent projects under a Program EIR, where the project is found to be an activity within the scope of the program for which the EIR was prepared and the impacts of the Project are within the scope of the impacts analyzed in the EIR. Council found that the Housing Element EIR analyzed the impacts of the build-out of the RHNA, which involves the development of housing citywide. The HE Streamlining Checklist was prepared by staff to determine whether the impacts of the proposed project are within the scope of the Housing Element EIR. The prepared HE Streamlining Checklist supports that the impacts of the proposed project are within the scope of the Housing Element EIR and that no significant environmental effects not examined in the Program EIR will occur from the proposed project. All required mitigation measures from the Housing Element EIR Mitigation

Monitoring Program (MMP) will be imposed on the proposed project. An MMP for the proposed project has been prepared for adoption by the decisionmaker.

13. **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. 186,952, have been reviewed and it has been determined that this project is located Outside Flood Zone areas of minimal flooding.