

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

MONIQUE LAWSHE
VICE-PRESIDENT

MARIA CABILDO
CAROLINE CHOE

ILISSA GOLD

HELEN LEUNG

KAREN MACK

JACOB NOONAN

ELIZABETH ZAMORA

**CITY OF LOS ANGELES
CALIFORNIA**



KAREN BASS
MAYOR

EXECUTIVE OFFICES

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

January 16, 2024

Applicant/Owner

Porter Ranch Development Company
(Toll Brothers Inc)
(C/O Stephen D. Mikhalevich)
11280 Corbin Ave
Porter Ranch, CA 91326

CASE NO. CPC-2023-6416-SP-SPP

SPECIFIC PLAN AMENDMENT

CEQA: EIR-1988-0026-SP-ZC-REC3

Address: area wide

Plan Area: Chatsworth – Porter Ranch

Specific Plan: Porter Ranch Land Use
/ Transportation Specific Plan

Zone: multiple

Land Use: multiple

C.D: 12

**Addendum to the EIR (SCH No. 88050420) for a
Targeted Amendment to the *Porter Ranch Transportation / Land Use Specific Plan***

Introduction

This document was prepared pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code §§ 21000, et seq.) and the State CEQA Guidelines (California Code of Regulations, Title 14, §§ 15000, et seq.).

Pursuant to Sections 15162 and 15164 of the CEQA Guidelines, this Addendum has been prepared to the previously certified and adopted Environmental Impact Report (EIR-1988-0026-SP-ZC, State Clearinghouse No. 88050420), Supplemental EIR (1990) and subsequent addenda (dated March 2001, October 2006, and March 2017) collectively known as the “Full EIR” for the Porter Ranch Land Use / Transportation Specific Plan (“Porter Ranch Specific Plan” or “Specific Plan”).

This Addendum evaluates the potential environmental effects associated with the proposed amendments to the Porter Ranch Land Use and Transportation Specific Plan, which seeks to amend the Specific Plan’s front and side yard design standards to match with the built environment that currently exists on-site or is currently under construction, specifically the modification of the front and side yard requirements for 105 single family home lots, including all 65 lots in Subarea B of the Specific Plan and the 40 horsekeeping lots in Subarea A of the Specific Plan.

BACKGROUND & PROJECT DESCRIPTION

The Porter Ranch Specific Plan was originally adopted in 1990 and was subsequently amended in 2001, 2003, and 2008. The Specific Plan sets forth the development standards and regulations for commercial development, residential development, and transportation improvements within the boundaries of the Porter Ranch Specific Plan area. The Specific Plan is divided into 15 Subareas.

The proposed targeted amendment changes the yard requirements applicable to 105 single family zoned lots which are designated for horsekeeping: all 65 lots within Subarea B and the 40 horsekeeping lots within Subarea A.

The Specific Plan regulates development on over 2,400 single family lots. Section 7.A.3 of the Specific Plan sets forth the yard requirements for all single-family areas within the Porter Ranch Specific Plan. Section 7.A.3.(a-c) sets forth the standard yard requirements for the majority of single-family areas in Porter Ranch while Section 7.A.3.(d) notes exceptions to the standard and provides different requirements for the single family horsekeeping lots within the plan area (lots located in Subareas B and H-1 and the 40 horsekeeping lots located in Subarea A). The Specific Plan utilizes yard requirements of the RA Zone (LAMC Section 12.07 C) for all horsekeeping lots. The proposed Specific Plan amendment would remove the reference to RA Zone front and side yard requirements for the horsekeeping lots in Subareas A (65 lots) and Subarea B (40 lots) and would result in the following changes for the subject 105 lots:

- (1) Reduce the required minimum front yard from 25 feet to 20 feet; and
- (2) Continue to require a minimum 10-foot side yard for at least one side yard and reduce the other side yard requirement from 10 feet to five (5) feet.

Currently the specified 105 lots are developed with one 10-foot side yard, one five-foot side yard, and 20 foot front yards and thus do not comply with the current yard requirements of the Specific Plan. Adoption of the proposed amendment changing the Specific Plan yards requirements would bring the 105 existing homes (existing and under-construction) into compliance with the Porter Ranch Specific Plan without requiring physical changes to any of the homes.

No changes are proposed to modify any of the following: allowed uses, intensity of uses, horsekeeping pad requirements, residential density, allowed building height, allowed floor area, minimum lot width, minimum lot area, maximum lot coverage, parking requirements, sign requirements, tree/landscaping requirements, transportation/infrastructure requirements, equestrian trails, roadways, pedestrian infrastructure, or open space requirements.

The proposed amendment would achieve provide greater consistency with the standard single family yard requirements of the Specific Plan (standard front yards are regulated in Section 7.A.3.a and standard side yards are regulated in 7.A.3.b), while also maintaining necessary the 10-foot wide side yard which accommodates equine access on these properties which are designated for horsekeeping.

The proposed reduced setback requirements for the subject 105 lots were not expressly addressed in the Full EIR, however, this Addendum analyzes the proposed reduction in front and side yard setbacks in relation to the Full EIR and concludes that the proposed amendments will not require major revisions

to the previous EIR or result in any new significant environmental effects that were not previously analyzed in the Full EIR.

CEQA Guidelines Sections 15162 and 15164

CEQA establishes the type of environmental documentation required when changes to a project occur after an EIR is adopted. Specifically, State CEQA Guidelines Section 15164(a) states that:

The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

State CEQA Guidelines Section 15162 allows for the preparation of a Subsequent EIR when an EIR has already been certified, only if one or more of the following circumstances exist:

- 1) *Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
- 2) *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*
- 3) *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:*
 - (A) *The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
 - (B) *Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
 - (C) *Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
 - (D) *Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

Likewise, California Public Resources Code (PRC) Section 21166 states no subsequent or supplemental EIR shall be required by the lead agency or by any responsible agency unless one or more of the following events occur:

- (a) *Substantial changes are proposed in the project which will require major revisions of the environmental impact report.*
- (b) *Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report.*
- (c) *New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.*

A summary of the current and proposed yard requirements is provided in **Table 1**.

The amendment proposes to utilize the standard front yard dimensions as used on most other single family lots in Porter Ranch and would allow the standard five-foot side yard for one side yard but would continue to require at least one 10-foot side yard for all horsekeeping lots. The one 10-foot side yard allows for adequate equine access. The proposed Specific Plan amendment language is provided in **Table 2**.

Table 1: *Summary: Existing vs. Proposed yards for Subarea A and horsekeeping lots of Subarea B.*

	Current Requirement (RA Zone yards per LAMC 12.07-C)	Proposed Requirement
Front Yard	20% of lot depth, not to exceed 25 feet	Average minimum depth of 20 feet , but in no event less than 15 feet
Side Yard	10 feet	One side yard of at least 10 feet ; Other side yard(s) at least 5 feet
Rear Yard	25% of lot depth; need not exceed 25 feet	<i>No change</i>

Table 2: Specific Plan Section 7.A.3 – Current vs. Proposed Language

Current Specific Plan Language	Proposed Amendment (new text in <u>underline</u> ; deletion in strikeout .)
<p>Yards: Notwithstanding the more restrictive provisions of LAMC Section 12.07.01 to the contrary, lots located within the Single-Family Area shall have the following yards:</p> <p>(a) Front yards - The front yard of each lot shall average a minimum depth of 20 feet but in no event be less than 15 feet.</p> <p>(b) Side yards - There shall be a side yard on each side of a main building of at least five feet. Provided, however, that where a building erected on the lot is three or more stories in height, one foot shall be added to each side yard.</p> <p>(c) Rear yards - There shall be a rear yard of not less than 15 feet in depth.</p> <p>(d) Notwithstanding the provisions of Subparagraphs (a), (b), and (c) above, air conditioning equipment and big-screen television niches which are architecturally integrated with fireplace chimneys shall be permitted to project into yard areas of all residential lots located in the Specific Plan area, so long as these projections do not exceed 40% of the required yard width. The yard requirements of LAMC Section 12.07 C shall apply to all lots located in Subareas B and H-1 and to the 40 horsekeeping lots located in Subarea A.</p> <p>(e) Notwithstanding the provisions of LAMC Section 12.22 C 20(f) to the contrary, a combination wrought iron fence and wall located within five feet of the side street lot line of a reversed corner lot may exceed three and one-half feet in height but may not exceed eight feet.</p>	<p>Yards: Notwithstanding the more restrictive provisions of LAMC Section 12.07.01 to the contrary, lots located within the Single-Family Area shall have the following yards:</p> <p>(a) Front yards -- The front yard of each lot shall average a minimum depth of 20 feet but in no event be less than 15 feet.</p> <p>(b) Side yards -- There shall be a side yard on each side of a main building of at least five feet. Provided, however, that where a building erected on the lot is three or more stories in height, one foot shall be added to each side yard.</p> <p>(c) Rear yards -- There shall be a rear yard of not less than 15 feet in depth.</p> <p>(d) Notwithstanding the provisions of Subparagraphs (a), (b), and (c) above, air conditioning equipment and big-screen television niches which are architecturally integrated with fireplace chimneys shall be permitted to project into yard areas of all residential lots located in the Specific Plan area, so long as these projections do not exceed 40% of the required yard width.</p> <p><u>(e) Yards in Subarea H-1:</u> The yard requirements of LAMC Section 12.07 C shall apply to all lots located in Subareas B and H-1 and to the 40 horsekeeping lots located in Subarea A.</p> <p><u>(f) Yards in Subarea B and the 40 horsekeeping lots in Subarea A:</u></p> <p><u>i. The front yard requirements of Subparagraph (a) above apply.</u></p> <p><u>ii. Notwithstanding the provisions of Subparagraph (b) above, there shall be at least one side yard of at least 10 feet on all lots located in Subarea B and the 40 horsekeeping lots located in Subarea A.</u></p> <p><u>iii. The rear yard requirements of LAMC Section 12.07 C shall apply to the rear yard of all lots located in Subarea B and the 40 horsekeeping lots in Subarea A.</u></p> <p><u>(g)</u> (e) Notwithstanding the provisions of LAMC Section 12.22 C 20(f) to the contrary, a combination wrought iron fence and wall located within five feet of the side street lot line of a reversed corner lot may exceed three and one-half feet in height but may not exceed eight feet.</p>

Environmental Impact Analysis

On July 10, 1990, the City of Los Angeles adopted Ordinance No. 166068 approving the Porter Ranch Land Use/Transportation Specific Plan, and in effect certifying an EIR and Supplemental EIR (EIR-1988-0026-SP-ZC; State Clearinghouse No. 88050420) in conformance with Section 15362 of the CEQA Guidelines. The adopted Specific Plan consisted of the development of approximately 1,300 acres of land for residential, commercial, recreational, and public/quasi-public uses. Subsequent to the original certification, the City also approved a Supplemental EIR (1990) and several Addenda (March 2001, October 2006, and March 2017) collectively known as the “Full EIR” for the Porter Ranch Specific Plan. The associated collective analysis of the EIR found that buildout of the Specific Plan would result in numerous adverse impacts related to many issue areas analyzed.

Section 15162 of the CEQA Guidelines provides the criteria for preparing a Subsequent EIR. Specifically, a Subsequent EIR is required when there are substantial changes to a project that involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Substantial changes occur with respect to the circumstances under which the project is undertaken, and which will require major revisions to the previously approved EIR, or when new information of substantial importance, which was not known, and could not have been known with reasonable diligence at the time the previous EIR was certified, show new or more severe significant effects and that new feasible mitigation measures or alternatives are available but not adopted.

This Addendum describes the proposed modifications to the approved Specific Plan. The Project Applicant is proposing an amendment to modify the front and side yard design standards to match the built environment that currently exists on-site or is currently under construction, specifically the modification of the front and side yard requirements for 105 single family home lots, including all 65 lots in Subarea B of the Specific Plan and the 40 horsekeeping lots in Subarea A of the Specific Plan. No physical changes to any homes would be necessitated as a result of this amendment.

The modified yard requirements are minor in nature and will not result in either increasing or decreasing the development potential of any of the affected lots, nor prevent or otherwise hinder development on adjacent lots. The modified yard requirements do not conflict with or encroach upon the required horsekeeping areas on these lots. The modified yard requirements will continue to allow access for equine uses on these lots. This Specific Plan Amendment would revise Section 7.A.3 of the Specific Plan to simplify the yard requirements while continuing to ensure that they achieve the goals of the Specific Plan, including encouraging and preserving horsekeeping/equine uses.

The targeted modification only changes select yard requirements; other development standards and regulations of the Specific Plan remain unchanged including (but not limited to) the following.

Development Standards and Regulations that Remain Unchanged:

- horsekeeping pad requirements
- allowed uses (including horsekeeping uses)
- intensity of uses
- density
- building height
- allowed floor area

- minimum lot width
- minimum lot area
- maximum lot coverage
- parking requirements
- sign requirements
- tree and landscaping requirements
- transportation or infrastructure requirements
- equestrian trails, roadways and pedestrian infrastructure
- open space requirements (public and private)

As such, no change to the physical environment beyond that previously analyzed will result. Specifically, the proposed change in the side yard setback requirement will not result in any new grading or ground disturbances, affect traffic or circulation, noise, water resources, flooding, or air quality. Moreover, the setback modifications will not result in additional visual or aesthetic impacts, nor result in any health and safety impacts to the surrounding community or the need for additional public services because the amended setbacks will not increase the number of dwelling units or allowable floor area included in the project. Additionally, the natural landscape affected by grading and development for each of the affected tracts (Tract 50505, and Tract 50506) lies within the Specific Plan boundaries and was previously analyzed with respect to potential environmental impacts of such development activities.

The proposed modification would not result in any new additional significant impacts, nor would it substantially increase the severity of previously anticipated significant impacts. Rather, all the impacts associated with the Amended Specific Plan are within the envelope of impacts addressed in the Full EIR and do not constitute a new or substantially increased significant impact. Based on this determination, the Specific Plan Amendment does not meet the requirements for preparation of a Subsequent or Supplemental EIR pursuant to *State CEQA Guidelines* Section 15162. Accordingly, this Addendum to the EIR is the appropriate environmental documentation required for the Specific Plan Amendment.

Conclusion

This Addendum documents that substantial evidence supports a determination that the proposed amendment to the Specific Plan would not result in any new significant impacts or in a substantial increase in the severity of prior impacts previously evaluated in the prior EIRs. The proposed decrease of front and side yard setback in Subareas B and the 40 horsekeeping lots located in Subarea A will be within the Specific Plan boundaries, and within the scope of the overall development analyzed in the Full EIR. The Applicant's request does not constitute new or substantial information that would result in new significant impacts or may require additional mitigation.

The Mitigation Measures adopted from the previously-certified EIR are sufficient and adequate to mitigate all project-related impacts to a less than significant level unless otherwise noted in the prior EIR. The Applicant's request does not involve substantial changes or involvement of any new significant environmental effects, or a substantial increase in the severity of previously identified significant effects to any resource. The proposed amendment to the Specific Plan would not result in any additional significant impacts or a substantial increase in the severity of the prior impacts identified in the EIR and

additional CEQA documents. The Applicant must also continue to comply with all applicable existing and adopted Mitigation Measures contained in the Full EIR, and with all tract conditions of approval for TT-50505, VTT-50506 (the tract map approvals for Specific Plan Subareas A and B).

Therefore, the Department of City Planning recommends that the City Council find after consideration of the whole of the administrative record, the project was assessed in the previously certified Environmental Impact Report No. EIR-1988-26-SP-ZC, certified on July 10, 1990; and pursuant to CEQA Guidelines, Sections 15162 and 15164 and the Addendum, dated January 2024, that no major revisions to the EIR are required and no subsequent EIR, or negative declaration is required for approval of the project.