

# PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

<b>CITY PLANNING CASE:</b>	<b>ENVIRONMENTAL CASE:</b>	<b>COUNCIL DISTRICT:</b>
CPC-2023-6416-SP-SPP	EIR-1988-26-SP-ZC-REC3	12 – Lee
<b>RELATED CASE NOS.</b>		<b>COUNCIL FILE NO:</b>
<input checked="" type="checkbox"/> N/A		<input checked="" type="checkbox"/> N/A
<b>PROJECT ADDRESS / LOCATION:</b>		
Multiple (Porter Ranch Specific Plan - Subareas A and B)		
<b>APPLICANT:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Stephen Mikhalevich, Toll Brothers Inc.	(818) 235-3403	<a href="mailto:smikhalevich@tollbrothers.com">smikhalevich@tollbrothers.com</a>
<b>APPLICANT'S REPRESENTATIVE:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
<input checked="" type="checkbox"/> N/A		
<b>APPELLANT:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
<input checked="" type="checkbox"/> N/A		
<b>APPELLANT'S REPRESENTATIVE:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
<input checked="" type="checkbox"/> N/A		
<b>PLANNER CONTACT:</b>	<b>TELEPHONE NUMBER:</b>	<b>EMAIL ADDRESS:</b>
Renata Ooms	(213) 978-1222	<a href="mailto:renata.ooms@lacity.org">renata.ooms@lacity.org</a>
<b>ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):</b>		
Proposed Ordinance amending Section 7.A.3 of the Porter Ranch Land Use/Transportation Specific Plan (SP) (SPP)		
<input checked="" type="checkbox"/> <i>The preparation of a draft ordinance by the City Attorney will be required.</i>		
<b>FINAL ENTITLMENTS NOT ADVANCING FOR CITY COUNCIL CONSIDERATION: (UNAPPEALED OR NON-APPEALABLE ITEMS)</b>		
<input checked="" type="checkbox"/> N/A		
<b>ITEMS APPEALED:</b>		
<input checked="" type="checkbox"/> N/A		

ATTACHMENTS:	REVISED:	ENVIRONMENTAL DOCUMENT:	REVISED:
<input checked="" type="checkbox"/> Letter of Determination <input checked="" type="checkbox"/> Findings of Fact <input checked="" type="checkbox"/> Staff Recommendation Report <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> T Conditions <input checked="" type="checkbox"/> Proposed Ordinance <input type="checkbox"/> Zone Change Map and Ordinance <input type="checkbox"/> GPA Resolution <input type="checkbox"/> Land Use Map <input type="checkbox"/> Exhibit A – Plans <input checked="" type="checkbox"/> Mailing List <input checked="" type="checkbox"/> Interested Parties List <input type="checkbox"/> Appeal <input type="checkbox"/> Development Agreement <input type="checkbox"/> Site Photographs <input type="checkbox"/> Other:	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption (CE) (Notice of Exemption) <input type="checkbox"/> Statutory Exemption (SE) (Notice of Exemption) <input type="checkbox"/> Negative Declaration (ND) <input type="checkbox"/> Mitigated Negative Declaration (MND) <input checked="" type="checkbox"/> Environmental Impact Report (EIR) <input type="checkbox"/> Mitigation Monitoring Program (MMP) <input type="checkbox"/> Sustainable Communities Project Exemption (SCPE) <input type="checkbox"/> Sustainable Communities Environmental Assessment (SCEA) <input type="checkbox"/> Sustainable Communities Environmental Impact Report (SCEIR) <input type="checkbox"/> Appendices <input checked="" type="checkbox"/> Other: Addendum to EIR	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<b>NOTES / INSTRUCTIONS:</b>			
Please create Council File.			
<b>FISCAL IMPACT STATEMENT:</b>			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <small>*If determination states administrative costs are recovered through fees, indicate "Yes."</small>			
<b>PLANNING COMMISSION:</b>			
<input checked="" type="checkbox"/> City Planning Commission (CPC) <input type="checkbox"/> Cultural Heritage Commission (CHC) <input type="checkbox"/> Central Area Planning Commission <input type="checkbox"/> East LA Area Planning Commission <input type="checkbox"/> Harbor Area Planning Commission		<input type="checkbox"/> North Valley Area Planning Commission <input type="checkbox"/> South LA Area Planning Commission <input type="checkbox"/> South Valley Area Planning Commission <input type="checkbox"/> West LA Area Planning Commission	
<b>PLANNING COMMISSION HEARING DATE:</b>		<b>COMMISSION VOTE:</b>	
January 25, 2024		7 – 0	
<b>LAST DAY TO APPEAL:</b>		<b>DATE APPEALED:</b>	
N/A		N/A	
<b>TRANSMITTED BY:</b>		<b>TRANSMITTAL DATE:</b>	
Cecilia Lamas Commission Executive Assistant II		February 14, 2024	



# Los Angeles City Planning Commission

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

[www.planning.lacity.org](http://www.planning.lacity.org)

## LETTER OF DETERMINATION

**MAILING DATE: FEBRUARY 14, 2024**

**Case No. CPC-2023-6416-SP-SPP**

Council District: 12 – Lee

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

Plan Area: Chatsworth – Porter Ranch

**Project Site:** Subarea B and a portion of Subarea A of the Porter Ranch Land Use and Transportation Specific Plan

**Applicant:** Porter Ranch Development Company, Toll Brothers Inc.  
Representative: Stephen D. Mikhalevich, Toll Brothers Inc.

At its meeting of **January 25, 2024**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following:

An amendment to the Porter Ranch Land Use and Transportation Specific Plan modifying the front and side yard requirements for 105 single family home lots: all 65 lots in Subarea B of the Specific Plan and the 40 horsekeeping lots in Subarea A of the Specific Plan.

1. **Found**, based on the independent judgment of the decision-maker, 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 subsequent addenda (dated March 2001, October 2006, and March 2017) 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;
2. **Approved** and **Recommended**, that the City Council **adopt**, pursuant to Sections 11.5.7 G and 12.32 of the Los Angeles Municipal Code, the Proposed Ordinance amending Section 7.A.3 of the Porter Ranch Land Use/Transportation Specific Plan;
3. **Adopted** the Staff Report as the Commission's Report on the subject; and
4. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Cabildo  
Second: Zamora  
Ayes: Choe, Gold, Lawshe  
Absent: Leung, Mack, Noonan

**Vote: 5 – 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.

**Effective Date/Appeals:** The decision of the Los Angeles City Planning Commission is final and not appealable.

Notice: 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.

Attachments: Proposed Ordinance, Findings

cc: Blake Lamb, Principal City Planner  
Claudia Rodriguez, Senior City Planner  
Renata Ooms, City Planner

**DRAFT ORDINANCE NO. \_\_\_\_\_**

An Ordinance amending Section 7.A.3 of the Porter Ranch Specific Plan  
(Ordinance No. 166,068 and subsequent amending ordinances)

NOW THEREFORE, THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS  
FOLLOWS:

**Sec 7.A.3.** 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:

- (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.
- (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.
- (c) Rear yards -- There shall be a rear yard of not less than 15 feet in depth.
- (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.
- (e) Yards in Subarea H-1: 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.
- (f) Yards in Subarea B and the 40 horsekeeping lots in Subarea A:
  - i. The front yard requirements of Subparagraph (a) above apply.
  - 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.
  - 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.
- (g) ~~(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.

## FINDINGS

### CITY CHARTER FINDINGS

1. **Charter Sections 556 and 558** - The City Charter was adopted by voters at the General Municipal Election held June 8, 1999, and sets forth various provisions related to City Departments. Charter Sections 556 and 558 require the City Planning Commission and City Council to adopt the following findings when taking any action to (i) create or change a zone or zoning district created for the purpose of regulating the use of land, or (ii) zoning the permissible uses, height, density, bulk, location or use of buildings or structures, size of yards, open space, setbacks, building line requirements, and other similar requirements, including specific plan ordinances:

- (1) The zoning ordinance is in substantial conformance with the purposes, intent, and provisions of the General Plan.
- (2) The zoning ordinance is in conformity with public necessity, convenience, general welfare, and good zoning practice.

Based on the City Charter, the above findings are required for the Proposed Ordinance.

The Proposed Ordinance (**Exhibit A**) is a targeted amendment to the Porter Ranch Land Use and Transportation Specific Plan (Ordinance No. 166,068). The Proposed amendment modifies the front and side yard requirements for 105 single family home lots which are designated for horsekeeping: all 65 lots in Subarea B of the Specific Plan and the 40 horsekeeping lots in Subarea A of the Specific Plan. The amendment would result in the following change for the subject 105 lots:

- Reduce the required minimum front yard from 25 feet to 20 feet; and
- 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.

Adoption of the proposed amendment would bring all homes (existing and under-construction) on the subject 105 lots into compliance with the Porter Ranch Specific Plan. No physical changes to any homes would be necessitated as a result of this amendment. 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.

General Plan Findings - The City of Los Angeles' General Plan consists of the Framework Element, seven (7) required Elements that are mandated by State law. Thirty-five individual community plans comprise the Land Use Element for the City of Los Angeles. The Porter Ranch Specific Plan is located in the Chatsworth - Porter Ranch Community Plan. This section provides relevant goals, objectives, policies, and programs that are established in the General Plan that form the basis for Staff's recommended actions for the Proposed Ordinance. The Proposed Ordinance is in substantial conformance with the purposes, intent, and provisions of the General Plan, as noted below:

**Framework Element.** The City of Los Angeles' General Plan's Framework Element was adopted August 8, 2001, and is a strategy for long-term growth that sets a citywide context to guide the subsequent amendments of the City's community plans, zoning ordinances, and other pertinent programs. The project complies with the following goals and objectives of the Framework Element:

*GOAL 3B: Preservation of the City's stable single-family residential neighborhoods.*

*Objective 3.5      Ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development.*

*Policy 3.5.2      Require that new development in single-family neighborhoods maintains its predominant and distinguishing characteristics such as property setbacks and building scale.*

*Policy 3.5.4      Require new development in special use neighborhoods such as water-oriented, rural/agricultural and equestrian communities to maintain their predominant and distinguishing characteristics.*

The Porter Ranch Specific Plan sets forth the development standards and regulations for commercial development, residential development, and transportation improvements within the boundaries. The Plan is intended to ensure an appropriate mix of residential and commercial land uses, and to provide flexibility to accommodate these uses in accordance with future market trends. The Plan is also intended to reduce conflicts with the circulation system and equestrian uses, and to preserve and enhance community aesthetics by requiring sensitive site design, landscaping, and urban design.

Adoption of the proposed amendment would bring all homes (existing and under-construction) on the subject 105 lots into compliance with the Porter Ranch Specific Plan. No physical changes to any homes would be necessitated as a result of this amendment. 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 reduction of front and side yards will continue to allow for equestrian access to the rear yards and will continue to preserve and enhance community aesthetics with sensitive site design.

**Chatsworth - Porter Ranch Community Plan.** The Porter Ranch Specific Plan is located in the Chatsworth - Porter Ranch Community Plan (adopted in 1993) which sets forth planning purposes, objectives, and policies for land uses within the plan boundaries. The Proposed Ordinance would be in conformance with the following objectives, and policies stated under the Land Use - Housing Policy section of the Community Plan:

*In areas designated for Minimum density housing, the dwelling unit density shall not exceed that allowed by the slope density ordinance (LAMC Section 17.05 C). Hillside areas designated Very Low I or Very Low II on the Plan Map which contain limited areas of exceptionally steep topography should be restricted to even lower densities.*

*Several horsekeeping areas are proposed in the northerly and westerly sections of the Community. The Plan encourages the preservation of these land uses*

The proposed Ordinance does not modify the allowed density or intensity of uses and maintains current density limitations in all areas. Additionally, the reduction of front and one side yard will continue to allow for equestrian access to the rear yards and will not prohibit equestrian uses.

**Mobility Plan 2035.** The Proposed Ordinance also complies with the Mobility Plan 2035, originally adopted on August 11, 2015 and most recently amended September 7, 2016. Specifically, the Proposed Ordinance only modifies front and side yard development standards and does not make any changes related to mobility, street designations, or transportation.

Public Necessity, Convenience, General Welfare, Good Zoning Practice - Further, the Proposed Ordinance is in conformity with public necessity, convenience, general welfare and good zoning practice, as noted below:

**Public Necessity, Convenience, and General Welfare.** The Proposed Ordinance is in conformity with public necessity, convenience and general welfare because it will bring existing single family structures into conformance with the Specific Plan without requiring physical changes to any homes. Many existing and under-construction homes in the identified sub areas were constructed with non-conforming side and front yards. The targeted amendment to front and side yards will prevent revocation of certificate of occupancies for non-conforming single family homes.

**Good Zoning Practice.** The Proposed Ordinance is in conformity with good zoning practice because no changes are proposed to modify any of the following zoning standards: 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, or open space requirements. The proposed amendment would provide greater consistency with the standard single family yard requirements of the Specific Plan while also maintaining necessary access requirements to allow for equine uses on these properties which are designated for horsekeeping.

## GENERAL PLAN FINDINGS

- 2. General Plan Findings** - The City of Los Angeles' General Plan consists of the Framework Element, seven (7) required Elements that are mandated by State law. Thirty-five individual community plans comprise the Land Use Element for the City of Los Angeles. The Porter Ranch Specific Plan is located within the Chatsworth – Porter Ranch Community Plan.

**Framework Element.** The City of Los Angeles' General Plan's Framework Element was adopted August 8, 2001, and is a strategy for long-term growth that sets a citywide context to guide the subsequent amendments of the City's community plans, zoning ordinances, and



other pertinent programs. The project complies with the following goals and objectives of the Framework Element:

- GOAL 3B: Preservation of the City's stable single-family residential neighborhoods.*
- Objective 3.5 Ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development.*
- Policy 3.5.2 Require that new development in single-family neighborhoods maintains its predominant and distinguishing characteristics such as property setbacks and building scale.*
- Policy 3.5.4 Require new development in special use neighborhoods such as water-oriented, rural/agricultural and equestrian communities to maintain their predominant and distinguishing characteristics.*

The Porter Ranch Specific Plan sets forth the development standards and regulations for commercial development, residential development, and transportation improvements within the boundaries. The Plan is intended to ensure an appropriate mix of residential and commercial land uses, and to provide flexibility to accommodate these uses in accordance with future market trends. The Plan is also intended to reduce conflicts with the circulation system and equestrian uses, and to preserve and enhance community aesthetics by requiring sensitive site design, landscaping, and urban design.

Adoption of the proposed amendment would bring all homes (existing and under-construction) on the subject 105 lots into compliance with the Porter Ranch Specific Plan. No physical changes to any homes would be necessitated as a result of this amendment. 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 reduction of front and side yards will continue to allow for equestrian access to the rear yards and will continue to preserve and enhance community aesthetics with sensitive site design.

**Chatsworth - Porter Ranch Community Plan.** The Porter Ranch Specific Plan is located in the Chatsworth - Porter Ranch Community Plan (adopted in 1993) which sets forth planning purposes, objectives, and policies for land uses within the plan boundaries. The Proposed Ordinance would be in conformance with the following objectives, and policies stated under the Land Use - Housing Policy section of the Community Plan:

*In areas designated for Minimum density housing, the dwelling unit density shall not exceed that allowed by the slope density ordinance (LAMC Section 17.05 C). Hillside areas designated Very Low I or Very Low II on the Plan Map which contain limited areas of exceptionally steep topography should be restricted to even lower densities.*

*Several horsekeeping areas are proposed in the northerly and westerly sections of the Community. The Plan encourages the preservation of these land uses.*

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**Mobility Plan 2035.** The Proposed Ordinance also complies with the Mobility Plan 2035, originally adopted on August 11, 2015 and most recently amended September 7, 2016. Specifically, the Proposed Ordinance only modifies front and side yard development standards and does not make any changes related to mobility, street designations, or transportation.

## LOS ANGELES MUNICIPAL CODE (LAMC) FINDINGS

### 3. Specific Plan Amendment, LAMC Section 11.5.7 G

The Specific Plan Amendment Procedures in LAMC Section 11.5.7 G refer the processing of Amendments to LAMC Section 12.32, and Los Angeles City Charter Section 558 and LAMC Section 12.32 (C)(7) require that prior to adopting a land use ordinance, the City Council make findings that the ordinance complies with the General Plan and conforms with public necessity, convenience, general welfare, and good zoning practice. The Proposed Ordinance is in conformity with the aforementioned as follows:

Compliance with the General Plan and Community Plan. As noted below, the Proposed Ordinance complies with the General Plan and Community Plan. The City of Los Angeles' General Plan consists of the Framework Element, seven (7) required Elements that are mandated by State law. Thirty-five individual community plans comprise the Land Use Element for the City of Los Angeles.

**Framework Element.** The City of Los Angeles' General Plan's Framework Element was adopted August 8, 2001, and is a strategy for long-term growth that sets a citywide context to guide the subsequent amendments of the City's community plans, zoning ordinances, and other pertinent programs. The project complies with the following goals and objectives of the Framework Element:

*GOAL 3B: Preservation of the City's stable single-family residential neighborhoods.*

*Objective 3.5 Ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development.*

*Policy 3.5.2 Require that new development in single-family neighborhoods maintains its predominant and distinguishing characteristics such as property setbacks and building scale.*

*Policy 3.5.4 Require new development in special use neighborhoods such as water-oriented, rural/agricultural and equestrian communities to maintain their predominant and distinguishing characteristics.*

The Porter Ranch Specific Plan sets forth the development standards and regulations for commercial development, residential development, and transportation improvements within the boundaries. The Plan is intended to ensure an appropriate mix of residential and commercial land uses, and to provide flexibility to accommodate these uses in accordance with future market trends. The Plan is also intended to reduce conflicts with the circulation system and equestrian uses, and to preserve and enhance community aesthetics by requiring sensitive site design, landscaping, and urban design.

Adoption of the proposed amendment would bring all homes (existing and under-construction) on the subject 105 lots into compliance with the Porter Ranch Specific Plan. No physical changes to any homes would be necessitated as a result of this amendment. 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 reduction of front and side yards will continue to allow for equestrian access to the rear yards and will continue to preserve and enhance community aesthetics with sensitive site design.

**Chatsworth - Porter Ranch Community Plan.** The Porter Ranch Specific Plan is located in the Chatsworth - Porter Ranch Community Plan (adopted in 1993) which sets forth planning purposes, objectives, and policies for land uses within the plan boundaries. The Proposed Ordinance would be in conformance with the following objectives, and policies stated under the Land Use - Housing Policy section of the Community Plan:

*In areas designated for Minimum density housing, the dwelling unit density shall not exceed that allowed by the slope density ordinance (LAMC Section 17.05 C). Hillside areas designated Very Low I or Very Low II on the Plan Map which contain limited areas of exceptionally steep topography should be restricted to even lower densities.*

*Several horsekeeping areas are proposed in the northerly and westerly sections of the Community. The Plan encourages the preservation of these land uses*

The proposed Ordinance does not modify the allowed density or intensity of uses and maintains current density limitations in all areas. Additionally, the reduction of front and one side yard will continue to allow for equestrian access to the rear yards and will not prohibit equestrian uses.

**Mobility Plan 2035.** The Proposed Ordinance also complies with the Mobility Plan 2035, originally adopted on August 11, 2015 and most recently amended September 7, 2016. Specifically, the Proposed Ordinance only modifies front and side yard development standards and does not make any changes related to mobility, street designations, or transportation.

Public Necessity, Convenience, and General Welfare. The Proposed Ordinance is in conformity with public necessity, convenience and general welfare because it will bring existing single family structures into conformance with the Specific Plan without requiring physical changes to any homes. Many existing and under-construction homes in the identified

sub areas were constructed with non-conforming side and front yards. The targeted amendment to front and one side yard will prevent revocation of certificate of occupancies for non-conforming single family homes.

Good Zoning Practice. The Proposed Ordinance is in conformity with good zoning practice because no changes are proposed to modify any of the following zoning standards: 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, or open space requirements. The proposed amendment would provide greater consistency with the standard single family yard requirements of the Specific Plan while also maintaining necessary access requirements to allow for equine uses on these properties which are designated for horsekeeping.

## OTHER FINDINGS

### 4. State Law Restrictions on Zoning Actions under Housing Crisis Act (SB 330/SB8) and California Government Code Section 66300 et. seq.

On October 9, 2019, Governor Newsom signed into law Senate Bill 330 (SB 330), the Housing Crisis Act of 2019. The act amended existing State laws (e.g. California Government Code Sections 65589.5, 65940, 65943, 65950, Sections 65905.5, 65913.10, and 65941.1) and created new regulations (California Government Code Section 66300 et. seq.) around the production, preservation and planning of housing. The bill took effect on January 1, 2020 and sunsets on January 1, 2025. Senate Bill 8 extended key provisions of SB 330 until January 1, 2030. The goal of SB 330 and amended Government Code is to create certainty in the development of housing projects, speeding up the review of these projects. California Government Code now requires that the historic status or designation of any site be determined at the time an application for a discretionary action is deemed complete. Non-objective design review standards established after January 1, 2020, cannot be imposed or enforced. Based on this law, any zoning amendment that results in a net downzoning or otherwise reduces housing capacity (with limited exceptions involving health and safety, affordable housing, and voter initiatives) are prohibited. Moratoriums on housing development, or limits on approval, permits, or housing units cannot be imposed by local jurisdictions. These restrictions do not apply to zoning amendments that result in no net loss in zoned housing capacity or intensity.

As noted above, the Proposed Ordinance is administrative in nature and does not change any development standards other than side and front yards. As no net loss in zoned housing capacity or intensity is proposed with the amendment, the project complies with the Housing Crisis Act of 2019, SB 330, SB8, and California Government Code Section 66300 et. seq.

### 5. CEQA Finding.

As demonstrated in **Exhibit B**, the City of Los Angeles found based on the whole of the administrative record, that the project was assessed in EIR-1988-26-SP-ZC, (SCH No. 88050420) certified on July 10, 1990; and pursuant to CEQA Guidelines, Sections 15162 and 15164, and subsequent addenda (dated March 2001, October 2006, and March 2017) and as supported by the addendum dated January 2024, no subsequent EIR or addendum is required for approval of the Project.