



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: January 25, 2024
Time: After 8:30 a.m.*
Place: Van Nuys City Hall
Council Chamber, 2nd Floor
14410 Sylvan Street
Van Nuys, CA 91401

The meeting's telephone number and access code access number for the hybrid meeting will be provided no later than 72 hours before the meeting on the meeting agenda published at: <https://planning.lacity.org/about/commissions-boards-hearings#commissions> and/or by contacting cpc@lacity.org

Case No.: CPC-2023-6416-SP-SPP
CEQA No.: EIR-1988-26-SP-ZC-REC3

Council No.: 12 - Lee
Plan Areas: Chatsworth - Porter Ranch Community Plan
Specific Plan: Porter Ranch Land Use/Transportation Specific Plan

Applicant: Toll Brothers Inc.
(Stephen Mikhalevich)

Public Hearing: Required

PROJECT SUMMARY: An ordinance amending the Porter Ranch Land Use/Transportation Specific Plan (Ordinance No. 166,068 and subsequent amendments)

PROPOSED PROJECT: The Project is a Specific Plan Amendment, amending language of the Porter Ranch Land Use/Transportation Specific Plan.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the project was assessed in the previously certified Environmental Impact Report No. EIR-1988-26-SP-ZC, certified on July 10, 1990, and the subsequent addenda (dated March 2001, October 2006, and March 2017) and adopt the Addendum dated January 2024.
2. Pursuant to Los Angeles Municipal Code (LAMC) Sections 11.5.7 G and 12.32, a Proposed Ordinance (Exhibit A) amending the Porter Ranch Land Use/Transportation Specific Plan.

RECOMMENDED ACTIONS:

1. **FIND**, 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. **Recommend**, pursuant to LAMC Sections 11.5.7 G and 12.32, that the City Council adopt the Proposed Ordinance (Exhibit A) amending the Porter Ranch Land Use/Transportation Specific Plan.

3. **Adopt** the Staff Recommendation report as the Commission report; and,
4. **Adopt** the attached Findings.

VINCENT P. BERTONI, AICP
Director of Planning

Claudia Rodriguez for

Blake Lamb, Principal City Planner

Claudia Rodriguez

Claudia Rodriguez, Senior City Planner

Renata Ooms

Renata Ooms, City Planner
Renata.Ooms@lacity.org

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the City Planning Commission Secretariat, 200 North Spring Street, Room 272, Los Angeles, CA 90012 (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. These submissions are governed by the City Planning Commission Rules and Operating Procedures posted online at <https://planning.lacity.org>. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to this programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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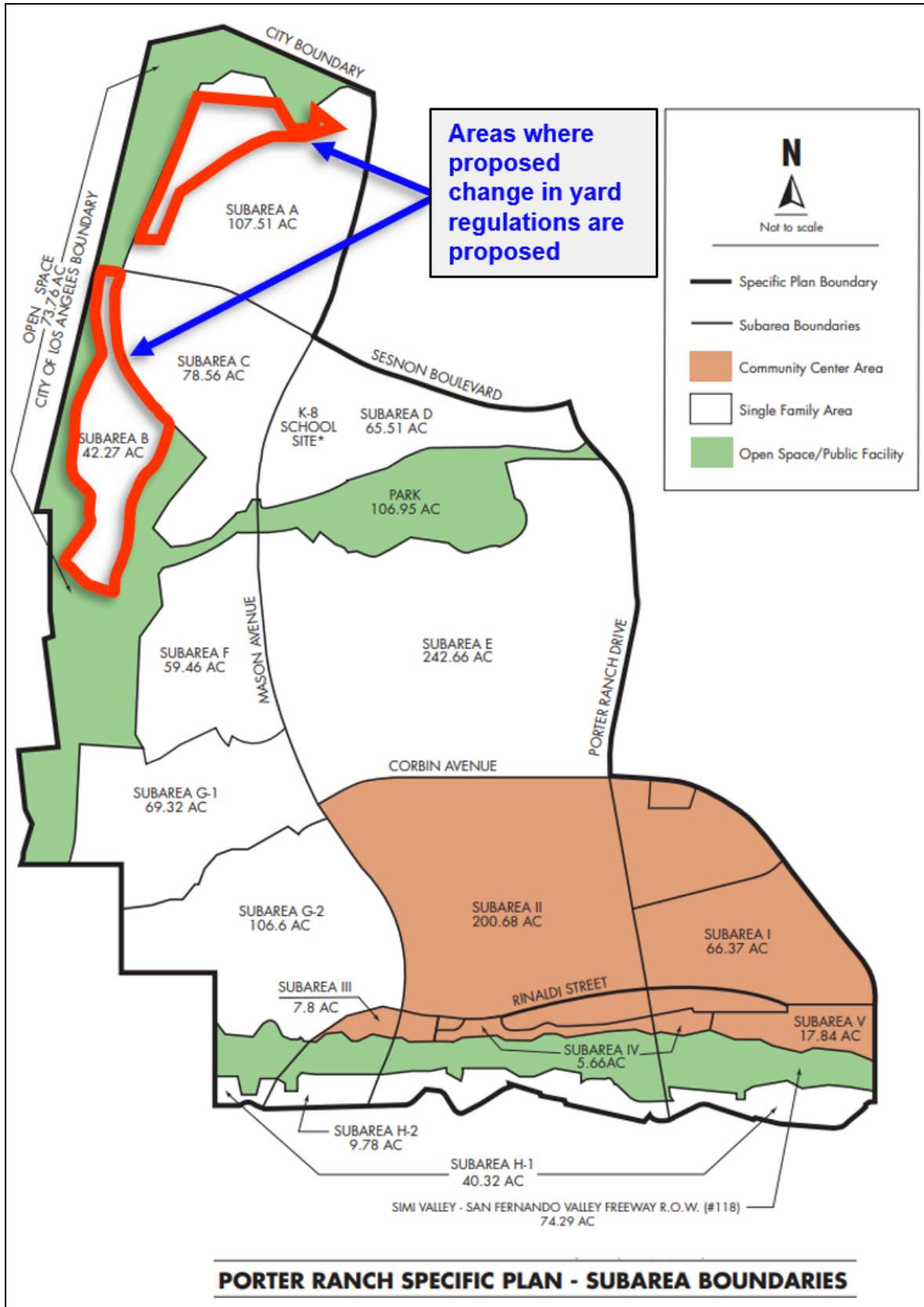


Figure 3: Porter Ranch Specific Plan Area with areas affected by the proposed amendment shown with red outline.

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. **Figure 3** on page A-2 shows the general location of the 105 lots in relation to the Porter Ranch Specific Plan Area. **Figure 4** and **Figure 5** on page A-4 show the location of the 105 individual lots.

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 a minimum of one side yard and reduce the other side yard requirement from 10 feet to five (5) feet.

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

Table 1: Summary of Existing vs. Proposed Yards

	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>

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 on all horsekeeping lots. The one 10-foot side yard allows for adequate equine access to the rear yard. The proposed Specific Plan amendment language is provided in **Table 2** on page A-5.

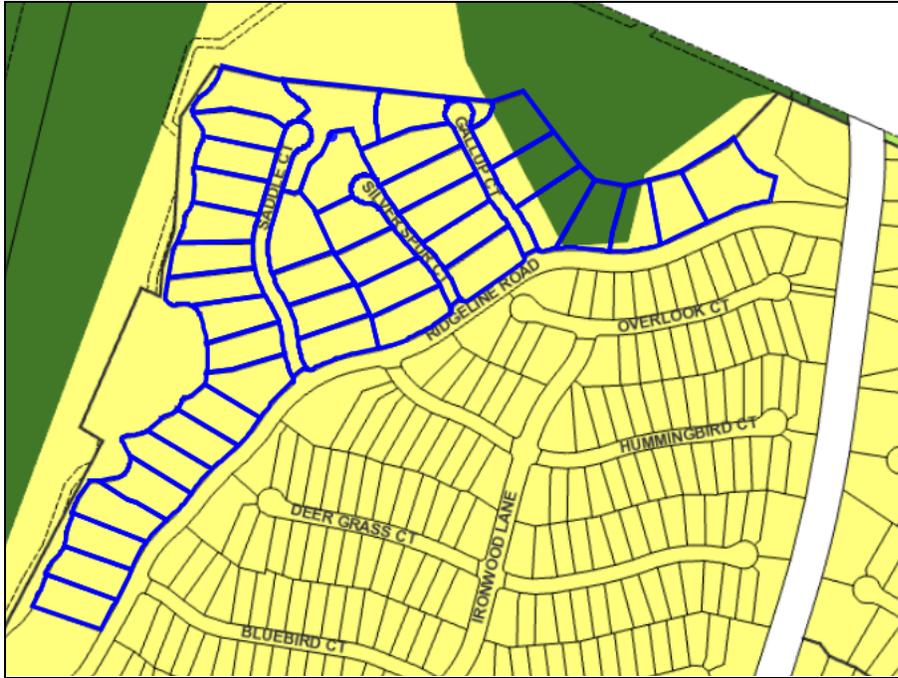


Figure 4: The 40 horsekeeping lots within Subarea A. (Source: ZIMAS)

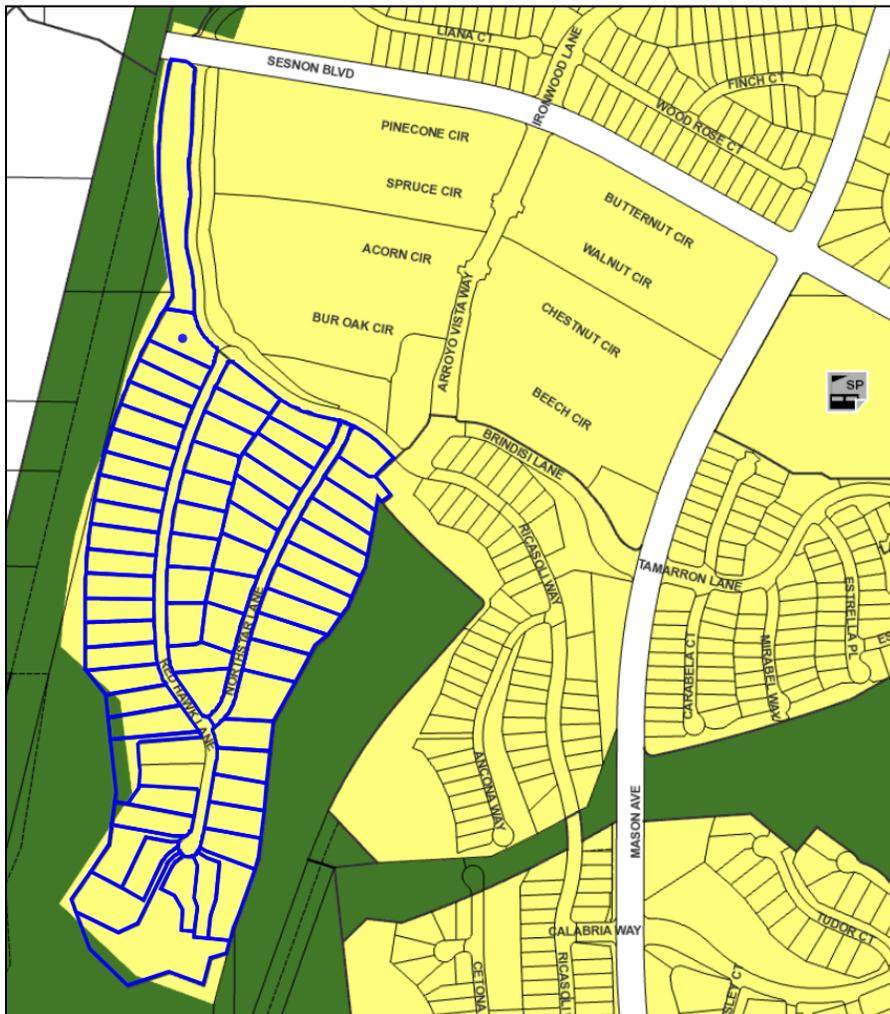


Figure 5: The 65 lots within Subarea B, all of which allow for horsekeeping. (Source: ZIMAS)

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

Current Specific Plan Language	Proposed Amendment (new text in underline ; 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>(e) <u>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>(f) <u>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>(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.</p>

GOALS & CONCLUSION

Currently the specified 105 lots in Subareas A and B of the Port Ranch Specific Plan 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. **Figure 6** and **Figure 7** show the current building footprints on the subject 105 lots.

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 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 105 properties which are designated for horsekeeping.

Staff recommends adoption of the Proposed Ordinance to amend the Porter Ranch Land Use and Transportation Specific Plan attached herein as **Exhibit A**.

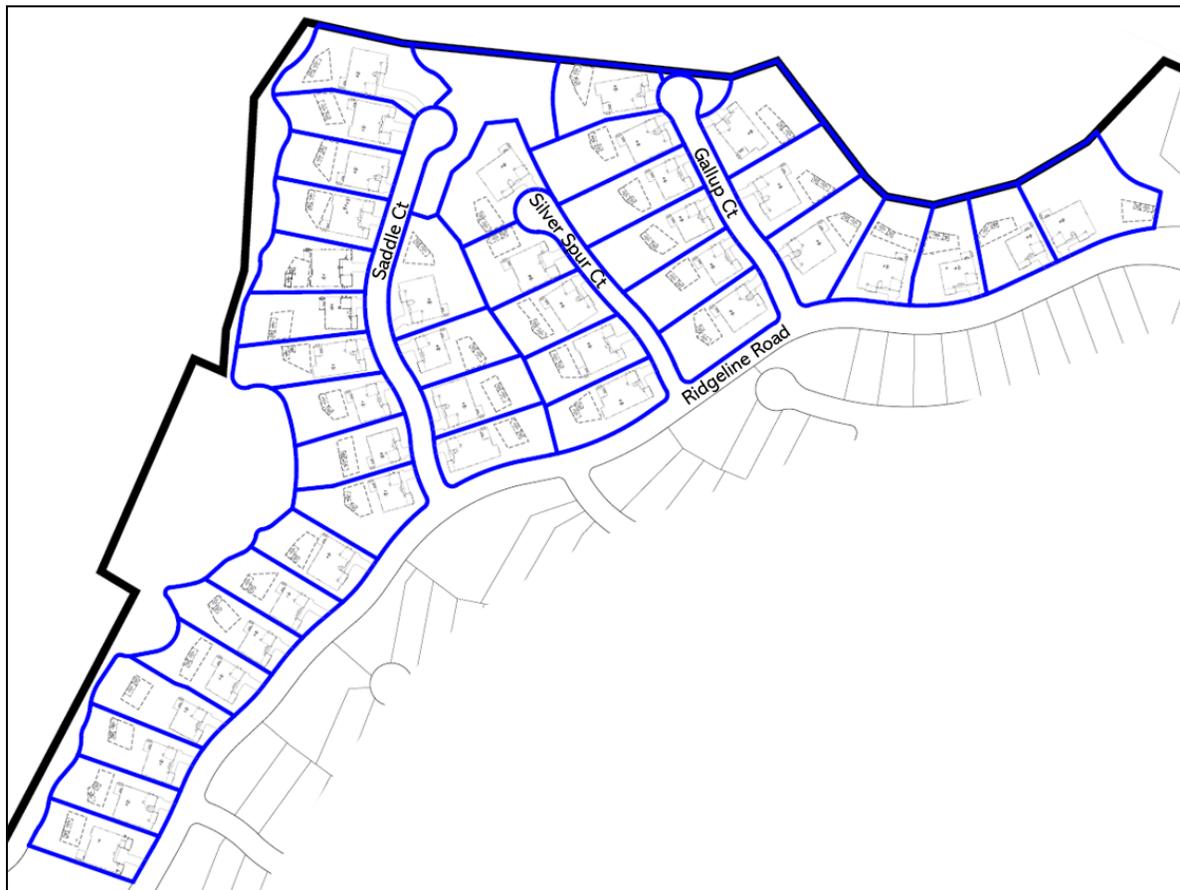


Figure 6: The 40 horsekeeping lots in Subarea A with existing building footprints shown.

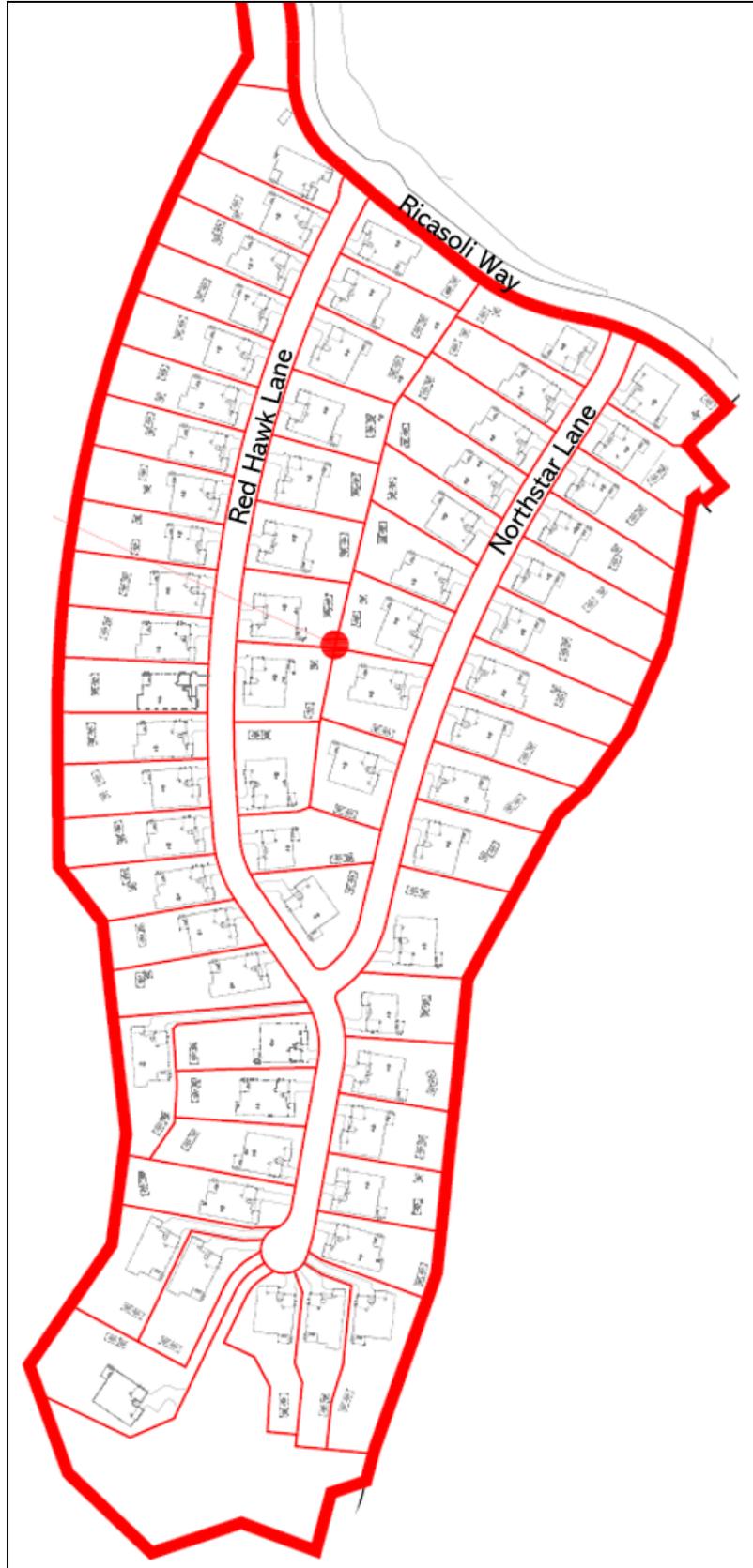


Figure 7: All 65 lots in Subarea B with existing building footprints shown.

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.

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.

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.

PUBLIC HEARING AND COMMUNICATIONS

The Public Hearing will be held at the City Planning Commission Meeting on January 25, 2023. Staff received two inquiries via email from members of the public (see **Exhibit D**). No other public comments were received as of the publication date of this Staff Report.

EXHIBIT A to the Staff Report for CPC-2023-6416-SP-SPP

DRAFT ORDINANCE NO. _____

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

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.

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) (e)</u> 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.

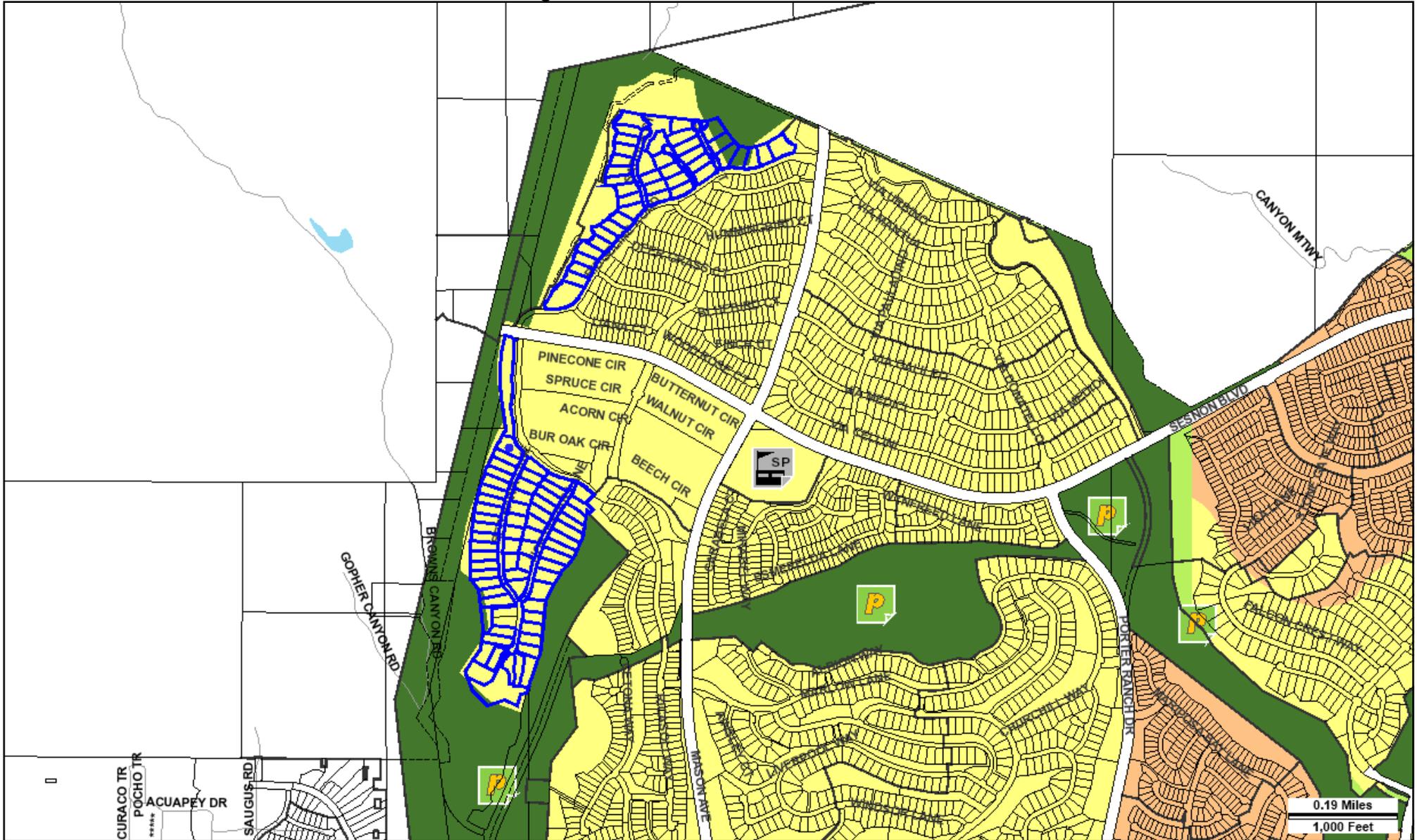
Conclusion

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.



Address: 12075 N RED HAWK LANE

Tract: TR 50506

Zoning: [T]RE20-1

APN: 2701110001

Block: None

General Plan: Very Low I Residential

PIN #: 219B109 690

Lot: 1

Arb: None



LEGEND

GENERALIZED ZONING

-  OS, GW
-  A, RA
-  RE, RS, R1, RU, RZ, RW1
-  R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
-  CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
-  CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
-  P, PB
-  PF

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

-  Minimum Residential
-  Very Low / Very Low I Residential
-  Very Low II Residential
-  Low / Low I Residential
-  Low II Residential
-  Low Medium / Low Medium I Residential
-  Low Medium II Residential
-  Medium Residential
-  High Medium Residential
-  High Density Residential
-  Very High Medium Residential

COMMERCIAL

-  Limited Commercial
-  Limited Commercial - Mixed Medium Residential
-  Highway Oriented Commercial
-  Highway Oriented and Limited Commercial
-  Highway Oriented Commercial - Mixed Medium Residential
-  Neighborhood Office Commercial
-  Community Commercial
-  Community Commercial - Mixed High Residential
-  Regional Center Commercial

FRAMEWORK

COMMERCIAL

-  Neighborhood Commercial
-  General Commercial
-  Community Commercial
-  Regional Mixed Commercial

INDUSTRIAL

-  Commercial Manufacturing
-  Limited Manufacturing
-  Light Manufacturing
-  Heavy Manufacturing
-  Hybrid Industrial

PARKING

-  Parking Buffer

PORT OF LOS ANGELES

-  General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
-  General / Bulk Cargo - Hazard
-  Commercial Fishing
-  Recreation and Commercial
-  Intermodal Container Transfer Facility Site

LOS ANGELES INTERNATIONAL AIRPORT

-  Airport Landside / Airport Landside Support
-  Airport Airside
-  LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES

-  Open Space
-  Public / Open Space
-  Public / Quasi-Public Open Space
-  Other Public Open Space
-  Public Facilities

INDUSTRIAL

-  Limited Industrial
-  Light Industrial

Exhibit D - Communications
to the Staff Report for Case No. CPC-2023-6416

1/12/24, 5:18 PM

City of Los Angeles Mail - Public Hearing: Case number CPC-2023-6416-SP-SPP



Renata Ooms <renata.ooms@lacity.org>

Public Hearing: Case number CPC-2023-6416-SP-SPP

Jaquelyn Semirjyan <jsemirjyan@gmail.com>
To: Renata Ooms <renata.ooms@lacity.org>

Wed, Jan 10, 2024 at 1:43 PM

Hello Renata,

Hope you are well!

I received a notice about this public hearing, and it seems my lot is out of compliance on the second side per the statement below:

2. Continue to require a minimum 10 foot side yard for the first side yard and reduce the second side yard requirements from 10 feet to five feet.

My second side yard is at 5 feet. I am trying to understand how this did not get caught during inspection. Was this an oversight?

Any information you have pertaining to this would be greatly appreciated.

My address is

[12537 Saddle Ct, Northridge, CA 91326](#)

[Lot 14.](#)

Many thanks,

Jaquelyn Semirjyan

818.445.0226



Renata Ooms <renata.ooms@lacity.org>

Case documents - Urgent timing

Amir Setoudeh <amir818@gmail.com>

Tue, Jan 16, 2024 at 10:46 AM

To: "renata.ooms@lacity.org" <renata.ooms@lacity.org>

Renata,

I hope all is well. We've received a notice regarding the following:

case #: CPC-2023-6416-SP-SPP

Environmental Case #: EIR-1988-0026-SP-ZC-REC3

Overlay: Porter Ranch Specific Plan

Could you kindly send us the documents regarding this case, and specifically, the current tract conditions for these 105 homes, or if it's more convenient, specifically just for the 40 homes in Subarea A as defined on the notice.

We'd like to review the existing conditions prior to this hearing, so we would sincerely appreciate it if you could provide us the documents, or direct us to where these documents could be obtained. As time is of the essence here, I wanted to thank you in advance for your prompt attention to this matter. Please feel free to contact me via this email or on my cell if you have any questions.

Thank you.

Amir Setoudeh (on behalf of multiple residents in the affected Subareas).
(818) 516-4311