



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

648 KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012-2713

September 8, 2004

TTY
(213) 633-0901
TELEPHONE
(213) 974-1857
TELECOPIER
(213) 617-7182

Agenda No. 101
06/15/04

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

**Re: GENERAL PLAN AMENDMENT CASE NUMBER 00-188-(5)
FIFTH SUPERVISORIAL DISTRICT / THREE VOTE MATTER**

Dear Supervisors:

On June 15, 2004, your Board conducted a hearing on the recommendation of the Regional Planning Commission to approve an amendment to the General Plan in connection with a proposed residential development project in the Chatsworth Zoned District.

At the conclusion of the hearing, you rendered a preliminary order to approve the amendment and instructed this office to prepare the necessary resolution and exhibit map to implement that approval. Such resolution and relevant map are attached hereto for placement on the Board's agenda for final action.

Very truly yours,

OFFICE OF THE COUNTY COUNSEL

By

PETER J. GUTIERREZ
Senior Deputy County Counsel
Public Works Division

APPROVED AND RELEASED:

RAYMOND G. FORTNER, JR.
Chief Deputy County Counsel

PJG:di
Enclosure

**RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES
RELATING TO GENERAL PLAN AMENDMENT CASE NUMBER 00-188-(5)**

WHEREAS, Article 6 of Chapter 3 of Division 1 of Title 7 of the Government Code of the State of California (commencing with section 65350) provides for the adoption of amendments to county general plans.

WHEREAS, the Los Angeles County Board of Supervisors ("Board") has conducted a public hearing in the matter of General Plan Amendment Case No. 00-188-(5) on June 15, 2004, a continued hearing from the May 25, 2004, advertised hearing date.

WHEREAS, the Board, having considered the recommendations of the Los Angeles County Regional Planning Commission ("Commission"), finds as follows:

1. General Plan Amendment Case No. 00-188-(5) is a request to amend the Countywide General Plan land use designation from Non-Urban to Low Density Residential;
2. The Commission held concurrent hearings on related Zone Change Case No. 00-188-(5); Vesting Tentative Tract Map No. 53235; Conditional Use Permit Case No. 00-188-(5); and Oak Tree Permit Case No. 00-188-(5), on November 20, 2002, March 19, 2003, June 18, 2003, and September 17, 2003, public hearings, and concurrently with these permits, the General Plan Amendment Case No. 00-188-(5), initiated by the Commission, on September 17, 2003;
3. The project site is currently zoned A-1-1 (Light Agricultural, one acre minimum lot area). The zoning was established by Ordinance No. 7505, which became effective on May 15, 1959. Concurrent with this approval, however, the Board has approved Zone Change Case No. 00-188-(5), a request to change the zoning of the subject property to RPD-5,000-6U (Residential Planned Development ("RPD") Zone-5,000 square feet minimum lot area-six dwelling units per acre). The RPD zone designation will ensure that development occurring after the property has been rezoned will conform to plans submitted by the applicant through the conditional use permit approval process;
4. Vesting Tentative Tract Map No. 53235 ("Tentative Map") is a proposal to subdivide the subject property into two lots. One lot is a multi-family residential lot for the development of 65 new townhouse condominiums and one is an open space lot. Each lot encompasses approximately 6.6 acres;

5. Conditional Use Permit Case No. 00-188-(5) is a related request to authorize a planned residential development of 65 new townhouse condominiums on the project site within a hillside management area and in compliance with the requirements of the proposed RPD-5,000-6U zone pursuant to Sections 22.20.460 and 22.56.215 of the Los Angeles County Code ("County Code"). A planned residential development promotes well-planned projects with an integrated design and residential amenities beyond those expected under conventional development, to reduce development impacts in hillside areas and to preserve natural scenic areas. A conditional use permit for development in a hillside management area protects the resources in hillside areas from incompatible development, which may result in, or have the potential for environmental degradation and/or destruction of life and property, and ensures to the extent possible that development maintains and, where possible, enhances the natural topography, resources, and amenities of the hillside management area while allowing for the limited controlled development therein;
6. Oak Tree Permit Case No. 00-188-(5) requests authorization to remove one oak tree in conjunction with the proposed construction of a residential development pursuant to Section 22.56.2060 of the County Code;
7. The subject property is 13.28 acres in size and is rectangularly shaped with level to moderately sloping hilly terrain. The site is currently vacant and was previously graded for a church project that was not completed;
8. The subject site is located north of the 118 Freeway (Simi Valley Freeway) at 11400 Poema Place near the northerly terminus of Topanga Canyon Boulevard in the Chatsworth Zoned District;
9. Access to the site is provided from Poema Place via Topanga Canyon Boulevard;
10. The property is depicted within the Non-Urban land use classification on the Countywide General Plan Land Use Policy Map. This land use classification allows a maximum of one dwelling unit per acre and is further subject to the density limitations of the Countywide General Plan's non-urban hillside management provisions. Upon final approval by the Board of this general plan amendment, the subject property's land use designation will be changed to Low Density Residential. This amendment is based, in part, on consideration of the location of the property adjacent to the 118 Freeway and Topanga Canyon Boulevard and the scale of multi-family and single-family residential development in the area. The Low Density Residential land use classification permits residential

densities ranging from one to six dwelling units per acre, which would allow a maximum of 79 dwelling units on the site. The project density of 65 dwelling units is consistent with this land use classification;

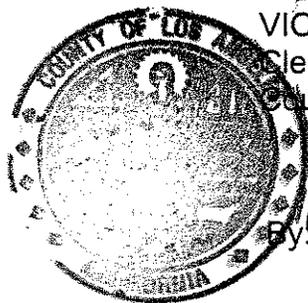
11. The project site is currently zoned A-1-1 (Light Agricultural, one acre minimum lot area). The current A-1-1 zoning on the subject property became effective on May 15, 1959, following the adoption of Ordinance No. 7505. The proposed zone change from A-1-1 to RPD-5,000-6U is consistent with the goals and policies of the Countywide General Plan in that it will increase the supply and diversity of housing and promote the efficient use of land through a more concentrated pattern of urban development;
12. Modified conditions warrant a revision in the general plan designation for the subject property. Since the Countywide General Plan was adopted, the area has changed from predominantly vacant land to a primarily residential community traversed by a freeway. Major commercial and industrial employment areas are proximate to the site. The proposed general plan amendment is consistent with the emerging development pattern in the area;
13. A need for the proposed zone classification exists within the community because the property is not necessary for agricultural use, and the proposed zone is compatible with adjacent residential uses. The Countywide General Plan recognizes the limited supply of prime land available for housing;
14. The subject property is a proper location for the urban designation because the site has access to all necessary utility services and facilities and is of sufficient size and shape to accommodate residential development at RPD-5,000-6U densities. The proposed Low Density Residential designation is compatible with existing adjacent residential uses and the surrounding residential zoning;
15. An Initial Study and an Environmental Impact Report ("EIR") have been prepared for this project in compliance with the California Environmental Quality Act ("CEQA") (Public Resources Code section 21000, et seq.), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles ("County CEQA Guidelines"). The Initial Study concluded that there was substantial evidence that the project may have potentially significant impacts on the environment in the following areas: education, biota, noise, fire protection, traffic/access, visual qualities, and libraries. The Initial Study determined that an EIR would be required;

16. The EIR prepared for this project concluded that no significant effects which cannot be avoided or mitigated have been identified. All potentially significant environmental impacts including education, biota, noise, fire protection, traffic/access, visual qualities, and libraries can be mitigated to less than significant levels through implementation of the mitigation measures identified in the EIR. The Final Environmental Impact Report ("FEIR") consists of the Draft EIR dated August 2002, the Technical Appendices to the Draft EIR dated August 2002, and the FEIR, including responses to comments, dated January 2004;
17. A Mitigation Monitoring Program consistent with the conclusions and recommendations of the FEIR has been prepared. The Mitigation Monitoring Program identifies in detail the manner in which compliance with the measures adopted to mitigate or avoid potential adverse impacts of the project on the environment is ensured;
18. The mitigation measures set forth in the FEIR for the project are incorporated into the conditions of approval for Conditional Use Permit Case No. 00-188 (5), Oak Tree Permit Case No. 00-188 (5), and Vesting Tentative Tract Map No. 53235. The conditions of approval require compliance with the applicable mitigation measures in accordance with the Mitigation Monitoring Program;
19. The Board has reviewed and considered the information contained in the FEIR. The Board finds that the FEIR has been completed in compliance with CEQA, and the State and County CEQA Guidelines, and that the document reflects the independent judgment and analysis of the Board, and determines that all significant adverse effects of the project have been reduced to an acceptable level as described in the Environmental Findings of Fact for the project, which are on file at the Department of Regional Planning. Those findings are incorporated herein by reference. The Board also adopts the Mitigation Monitoring Program; and
20. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Los Angeles County Department of Regional Planning.

NOW THEREFORE BE IT RESOLVED, that the Board of Supervisors of the County of Los Angeles does hereby:

1. Certifies that it has reviewed and considered the information contained in the FEIR; certifies that the FEIR has been completed in compliance with CEQA, the State CEQA Guidelines, and County CEQA Guidelines and reflects the independent judgment and analysis of the Board as to the environmental consequences of the project and determines that the significant adverse effects of the project have been reduced to an acceptable level, as described in the project Environmental Findings of Fact, which findings are incorporated herein by reference;
2. Approves and adopts the Mitigation Monitoring Program for the proposed project, incorporated in the FEIR, and pursuant to section 21081.6 of the Public Resources Code, the Board finds that the Mitigation Monitoring Program is adequately designed to ensure compliance with the mitigation measures during project implementation;
3. Finds that the recommended General Plan Amendment is consistent with the goals, policies, and programs of the Los Angeles County General Plan; and
4. Adopts General Plan Amendment Case No. 00-188-(5), amending the Countywide General Plan Land Use Policy Map as depicted on the Exhibit attached hereto and described hereinabove.

The foregoing resolution was on the 5th day of October, 2004, adopted by the Los Angeles County Board of Supervisors and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which the Los Angeles County Board of Supervisors so acts.



VIOLET VARONA-LUKENS, Executive Officer-
Clerk of the Board of Supervisors of the
County of Los Angeles

By: Charlotte R. Prosfeller
Deputy

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By: [Signature]
Deputy

N 89°45'35" W 438.00'



SCALE 1"=150'

WESTERLY LINE OF LOT 11, SEC 6, T7N, R16W, S.B.M.

1319.98'

1319.98'

13.28 AC

N 00°14'25" E

N 00°14'25" E

N 89°44'23" W 438.00'

LEGAL DESCRIPTION:

THE WESTERLY 438 FEET
OF LOT 11, SECTION 6,
TOWNSHIP 2 NORTH, RANGE
16 WEST S.B.M.

CHANGE OF GENERAL PLAN

FROM: R NON URBAN
TO: LOW DENSITY RESIDENTIAL

TRACT No. 53235
CASE No. 00188

POEMA PLACE

FWY ON RAMP

TOPAWAGA CANYON
BLVD.

FWY OFF RAMP