

## G. LAND USE

### ENVIRONMENTAL SETTING

#### PROJECT SITE

##### *Zoning*

As shown in **Section II, Figure 3: Radius Map**, current zoning on the Project Site includes MR2-1 (Restricted Light Industrial, Height District 1), [T][Q]M1-1 (Limited Industrial, Height District 1), and P-1 (Parking). Zoning on the Project Site was most recently updated through a zone change from MR2-1 to [T][Q]M1-1 requested by the applicant in 1997, approved by City Council on February 11, 1998 under Ordinance 171,920. The [T][Q]M1-1 zoning is applied to approximately 8.2 acres located at the northwest corner of the Project Site for which a use variance was approved for construction of the Homeplace Retirement facility (ZA 2002-6851-ZV-SPR; April 14, 2003). The P-1 zone is located along the Corbin Avenue street frontage between Dearborn Street and Nordhoff Street and along the Nordhoff Street street frontage between Corbin Avenue and Shirley Avenue. The P-1 zone covers approximately 2.4 acres. The remaining 24.9 acres across the Site are zoned MR2-1

##### *Land Use Compatibility*

Properties to the north of the Project Site include the Add Area that consists of commercial and industrial land uses. These uses include one and two-story office and light industrial buildings, a two-story public storage facility, a seven-court tennis facility, and a skate park. To the west of the Project Site, across Corbin Avenue, are a mixture of commercial, office and industrial buildings including two- and three-story buildings containing Washington Mutual Bank, Black Angus Restaurant, the Great Western Bank office complex, and a vacant office building. To the south of the Project Site, across Nordhoff Street, are commercial land uses, including various retail stores, a car dealership, and various restaurants. Located to the east of the Project Site, across Shirley Avenue, is the Northridge Fashion Center.

##### *General Plan*

The General Plan Framework is a comprehensive, long term declaration of purposes, policies, and programs for the development of the City of Los Angeles adopted in 1995 with a 2010 planning horizon. The General Plan for the City of Los Angeles consists of eleven elements, including the Land Use element for each of the thirty five local area plans, known as Community Plans. Further, the General Plan includes a plan for the Los Angeles World Airport and the Port of Los Angeles. The Project Site is located within the Chatsworth - Porter Ranch Community Plan Area. The status of the ten Citywide elements and an indication of the analysis of potential

impacts resulting from the proposed Project at the Project Site are summarized in **Table 24: Citywide Elements**.

**TABLE 24  
 CITYWIDE ELEMENTS**

Citywide Element	Date of Adoption	Discussion	Applicable Policies to Individual Properties	
			Project Site	Add Area
Framework Element	Readopted 8.8.01			
Transportation Element	Adopted 9.8.99	Section IV. M: Traffic	No	No
Infrastructure Element	Pending initiation	Section IV. N:Electricity, Natural Gas, Water, Sewers, Solid Waste	No	No
Housing Element	Adopted 12.18.01	Section IV. I: Population and Housing	No	No
Noise Element	Adopted 2.3.99	Section IV. H: Noise	No	No
Air Quality Element	Adopted 11.12.92	Section IV. B: Air Quality	No	No
Conservation Element	Adopted 9.26.01	Potential impacts determined to be less than significant during project scoping.	No	No
Open Space Element	Pending initiation.	Potential impacts determined to be less than significant during project scoping.	No	No
Historic Preservation/Cultural Resources Element	Pending initiation.	Potential impacts determined to be less than significant during project scoping.	No	No
Safety Element	Adopted 11.26.96	Section IV. D: Earth	No	No
Public Facilities and Service Element	Pending initiation.	Section IV. K: Public Services	No	No

*General Plan Framework Element*

The General Plan Framework Element of the General Plan is a strategy for accommodating long-term growth, which provides a Citywide context to guide the update of community plans and the Citywide elements. The Framework Element does not mandate or encourage growth but rather refines adopted City policies and is intended to update Concept Los Angeles, a policy to preserve single-family neighborhoods by focusing growth away from residential areas and towards a designated center.

The Framework Element supersedes Concept Los Angeles and other components of the City of Los Angeles General Plan, and sets forth a citywide comprehensive long-range growth strategy. Implementation of the Framework Element should be achieved through plans, ordinances, standards and guidelines, studies, capital improvements, economic development procedures,

administrative procedures, coordination with other governmental agencies, coordination and joint partnerships with private landowners and developers, and development review procedures. Many of the Element's policies will be implemented by the revision of community plans and the Municipal Code, which is the basic mechanism by which the City regulates the use and development of land.<sup>54</sup> **Table 25: Citywide Land Use**, provides a summary of the Citywide land use mix as proposed by the Framework.

**TABLE 25**  
**CITYWIDE LAND USE**

Land Use	Existing <sup>1</sup>			Policy			Change (units/sf) (%)
	Acres	% Total Land	Dwelling units/sf	Acres	% Total Land	Dwelling units/sf	
Residential	116,395	38.5	1,299,963	145,842	48.2	1,566,108	20.5
Single Family <sup>2</sup>	94,796	31.3	519,692	112,372	37.1	544,921	4.9
Multi Family <sup>3</sup>	21,597	7.1	780,271	33,470	11.1	1,021,187	30.1
Commercial & Mixed Use	13,593	4.5		14,704	4.9		
Commercial	13,395	4.4	341,157,200	7,393	2.4	392,631,845	15.1
Retail			180,298,200			208,668,170	15.7
Office			160,859,000			183,963,675	14.1
Mixed Use <sup>4</sup>	198	0.1	<sup>5</sup>	7,311,2.4	2.4	<sup>5</sup>	
Industrial	23,314	7.7	299,689,434	26,260	8.7	299,780,932	0.03
Open Space/ Public/ Institutional/Other	78,418	25.9		64,303	21.3		(18.0)
Infrastructure <sup>6</sup>	63,890	21.1		51,441	17.0		N/a
Vacant	4,367	1.4		0	0		(100.0)
Total	302,596	100.0		302,596	100.0		

<sup>1</sup>Acreege data may differ from that contained in previously published documents and Community Plans due to variations in the methodologies of calculation

<sup>2</sup>Includes areas designated as "Single Family" on the General Plan Framework Land Use Map.

<sup>3</sup>Includes areas designated as "Low Medium I", "Low Medium II", "Medium", "High Medium", and "High" and residential portions of areas designated for "Mixed Use" on the General Plan Framework Land Use Map.

<sup>4</sup>"Mixed Use" development encompasses parcels developed with a mix of commercial (retail/office) and/or residential units.

<sup>5</sup>Commercial building square footage and residential units incorporated Mixed Use development are included in the total for their respective uses above.

<sup>6</sup>There is no direct correspondence between existing and future infrastructure uses due to variation in the elements included in the land use data base. By policy, there will be no reduction in the infrastructure use or acreage.

<sup>54</sup>City of LADCP website, April 18, 2003. <http://www.lacity.org/PLN/Cwd/framwk/chapters/00/00.htm>.

The General Plan Framework identifies existing issues and opportunities which are addressed through the General Plan update process. Based on specific issues and designated opportunities identified by the City of Los Angeles, a long range land use pattern was determined including designated Conservation Areas and Targeted Growth Areas. Within identified Conservation Areas, the prevailing uses and densities are to be maintained, and new development would be comparable in type and scale with existing development. Targeted Growth areas delineated within the Framework Element identify districts, centers, and boulevards which will encourage new development through incentives.

**Figure 20: Long Range Land Use Diagram San Fernando Valley** shows the General Plan Framework Element Long Range Land Use Diagram for the San Fernando Valley. The diagram indicates that the Project Site and Add Area are located within a Targeted Growth area, which is defined as a Regional Center.

The Framework Element defines a Regional Center as an area that, "...serves as the focal point of regional commerce, identity, and activity for a population of 250,000 to 500,000 persons. Generally, they include corporate professional offices, concentrations of entertainment and cultural facilities, and mixed-use developments. Some contain region-serving retail facilities. Typically, Regional Centers are higher-density places whose physical form is substantially differentiated from the lower-density neighborhoods of the City. Regional Centers will fall within the range of floor area ratios from 1.5:1 to 6.0:1. This category is generally characterized by six- to twenty-story buildings or higher. Floor area ratios and any specific height restrictions would be determined by the community plan."

The General Plan Framework Element discussion of industrial lands highlights two issues concerning the existing and proposed development pattern at the Project Site and Add Area.

- The future of the City's industrial land is uncertain due to the regional recession, national economic restructuring, and relocation of businesses to other cities and states. Due to the loss of industrial activity, the appropriate use of some of these properties is in question and has led to proposed re-use of these lands for non-industrial purposes. Of concern is the amount of industrial land that should be allowed to be converted to other uses, e.g., marginal use areas located adjacent to stable residential neighborhoods of small and shallow lots with limited access to major transportation routes.
- Many of the industrially-zoned properties encompass large areas in the San Fernando Valley, Downtown, and Port area, affording opportunities to focus City efforts to preserve industrial planned lands for such use as the economy recovers.

**Figure 20: Long Range Land Use Diagram San Fernando Valley**

Opportunities to address identified issues are provided in the General Plan Framework through policies. The policies of the Framework concerning industrially zoned land relate to identifying opportunities to resolve these issues, but are generally more refined in various elements of the General Plan. As shown in **Table 24: Citywide Elements**, policies applicable or relevant to land use issues of the proposed Project are found only within the Land Use Element. Further analysis of the other ten Elements is not provided in this section.

### Land Use Element

The primary objectives of the Land Use Element are to support the viability of the City's residential neighborhoods and commercial districts, and, when growth occurs, to encourage sustainable growth in a number of high intensity commercial and mixed-use districts, centers and boulevards and industrial districts. The Land Use Element is comprised of 35 Community Plans. The Project Site is located within the Chatsworth - Porter Ranch Community Plan.

### Community Plan

As shown in **Figure 21: General Plan**, the Project Site is located within the Chatsworth - Porter Ranch Community Plan, one of 35 planning areas within the City of Los Angeles. This plan was updated September 4, 1993. The purpose of the Chatsworth - Porter Ranch Community Plan is to provide an official guide to the future development of this community. The Plan is intended to promote an arrangement of land use, circulation, and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the community, within the larger framework of Los Angeles. Objectives and policies, as they pertain to the proposed Project, provided by the Chatsworth - Porter Ranch Plan are provided in the following Environmental Impact sections.

The proposed Project includes a General Plan Amendment from Light Manufacturing to Community Commercial. The analysis of potential impacts to objectives and policies of the Community Plan will include both commercial uses and industrial uses.

The text of the Chatsworth - Porter Ranch Community Plan delineates the type of industrial uses that were envisioned to be permitted in this portion of the San Fernando Valley. The plan, "...encourages continued development of research and development-type industries which do not generate excessive noise, dust, and fumes and are compatible with the residential character of the north and west San Fernando Valley."

The Plan also identifies the intention of preserving the industrially designated land within the plan area. The plan, "...designates approximately 1,821 acres of land for industrial uses. To preserve this valuable land resource from the intrusion of other use and insure

**Figure 21. General Plan**

its development with high quality industrial uses, in keeping with the urban residential character of the community, to the extent possible, the plan proposes classifying all undeveloped industrial land, and well as industrial land used for industrial purposes, in restricted industrial zoning categories, such as MR zones.”

However, the plan also states, “The growth of new technological industries, the advent of sophisticated communication systems, and the affinity between office and industrial uses suggest the need for flexible zoning.”

### ***Regional Plans***

The Project Site is located within the planning area of two regional agencies: the Southern California Association of Governments (SCAG) and the South Coast Air Quality Management District (SCAQMD). SCAG is a Joint Powers Agency with numerous roles and responsibilities relative to regional issues that cross jurisdictional boundaries. SCAG is responsible for the preparation of a Regional Comprehensive Plan Guide (RCPG) in conjunction with its constituent members and other planning agencies. The RCPG provides a general view of the plans of various regional agencies that will affect local governments or that respond to the significant issues facing southern California, including growth management. It is intended to serve as a framework for decision-making with respect to the growth and changes that can be anticipated by the year 2015 and beyond. In addition, the RCPG proposes a strategy for voluntary use by local governments, which will assist them in addressing issues related to future growth and in assessing the potential impacts of proposed development projects within the context of the region.

The RCPG consists of five core chapters including:

- Growth Management
- Regional Mobility
- Air Quality
- Water Quality
- Hazardous Waste Management

Issues pertaining to the proposed Project, as provided by SCAG, are included in the Growth Management, Regional Mobility, and Air Quality sections. Discussion of these issues is provided throughout the Environmental Impact sections within Section IV of this document.

The proposed Project is located within the South Coast Air Basin (SCAB) which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is required to achieve and maintain healthful air quality for its residents. This is accomplished through a comprehensive program of planning, regulation, compliance assistance, enforcement, monitoring, technology advancement, and public education. The SCAQMD is the air pollution



control agency for the four-county region including Los Angeles and Orange counties and parts of Riverside and San Bernardino counties. This area of 12,000 square miles is home to more than 14 million people--about half the population of the State of California. It is the second most populous urban area in the United States. AQMD is responsible for controlling emissions from stationary sources of air pollution. Emission standards for mobile sources are established by state or federal agencies, such as the California Air Resources Board and the U.S. Environmental Protection Agency, rather than by local agencies such as the AQMD. Discussion of air quality and other issues governed by the SCAQMD is provided in **Section B. Air Quality** of this document.

## **ADD AREA**

### *Zoning*

Zoning over the Add Area includes MR2-1 (Restricted Light Industrial) and P-1 (Parking). MR2-1 zoning is applied to majority of the Add Area parcels, approximately fifteen acres. The P-1 zone is located along the Corbin Avenue street frontage extending north from Prairie Street across four parcels that front Corbin Avenue. The P-1 zone covers approximately one half acre.

### *Land Use Compatibility*

Properties to the north of the Add Area include commercial uses, generally one and two-story retail buildings. To the west of the Add Area, across Corbin Avenue, are a mixture of commercial, office and industrial buildings including two and three-story buildings used by Washington Mutual Bank, Black Angus Restaurant, the Great Western Bank office complex. To the south of the Add Area are the currently vacant senior housing site, and a surface parking lot associated with the Project Site. Located to the east of the Add Area, across Shirley Avenue, is the Northridge Fashion Center. The Fashion Center is comprised of two and three-story buildings with four anchor stores, various retail stores, and associated parking.

### *General Plan*

Due to the proximity of the Add Area to the Project Site, information regarding the general plan is similar to that provided in the General Plan discussion for the Project Site.

The Chatsworth - Porter Ranch Community Plan designation for the Add Area is currently Light Manufacturing. However, it should be noted that the previous Chatsworth - Porter Ranch District Plan adopted in 1974, designated the eastern half of the Add Area as Community Commercial.

### *Community Plans*

Due to the proximity of the Add Area to the Project Site, information regarding the Community Plan is similar to that provided in the Community Plan discussion for the Project Site.

### *Regional Plans*

Due to the proximity of the Add Area to the Project Site, information regarding the Regional Plans is similar to that provided in the Regional Plan discussion for the Project Site.

### **THRESHOLDS OF SIGNIFICANCE**

According to the City of Los Angeles CEQA Thresholds Guide, the determination of significance shall be made on a case-by-case basis, considering the following factors:

- Whether the proposal is inconsistent with the adopted land use/density designation in the Community Plan, redevelopment plan or specific plan for the site;
- Whether the proposal is inconsistent with the General Plan or adopted environmental goals or policies contained in other applicable plans;
- The extent of the area that would be impacted, the nature and degree of impacts, and the type of land uses within that area;
- The extent to which existing neighborhoods, communities, or land uses would be disrupted, divided, or isolated, and the duration of the disruptions; and
- The number, degree, and type of secondary impacts to surrounding land uses that could result from implementation of the proposed project.

The proposed Project includes a General Plan Amendment and Zone Change. Due to the nature of the General Plan Amendment, the proposed Project would result in an inconsistency with the Community Plan due to the alteration of the previously established land use designations. However, the intent of a General Plan Amendment simultaneous with a Zone Change is to alter the land use designation and zoning of a site such that there are no inconsistencies between the Plan and zoning. Therefore, although the proposed Project will be considered inconsistent with the existing Community Plan based on the request to amend it, the proposed Project would result in a less than significant land use impact.

## ENVIRONMENTAL IMPACTS

### PROJECT SITE

The proposed Project at the Project Site includes a Zone Change from [T][Q]M1-1, MR2-1, and P-1 to C2-1 and a General Plan Amendment from Light Industrial to Community Commercial.

#### *Zoning*

All of the commercial and residential uses included in the proposed development scenarios are allowable under the C2-1 zoning designation. The C2-1 zoning designation is with Height District 1, which allows for unlimited height and a 1.5 Floor Area Ratio (FAR). The Project Site covers approximately 1,546,400 square feet (35.5 acres) of land area, which allows for a floor area of approximately 2,319,600 square feet. The maximum yield of the proposed development scenarios is approximately 1,668,000 square feet<sup>55</sup> of floor area on the Project Site, or an FAR of 1.08:1. The proposed FAR would not exceed the FAR allowed by the proposed zoning. Further, based on the unlimited height district, the proposed Project at the Project Site will not exceed the allowable development height. As a result, with the approval of a General Plan Amendment and Zone Change, the proposed Project will result in a less than significant impact as a result of inconsistencies with the existing and proposed zoning.

Due to the fact that the remaining uses at the Project Site are of an office nature, a Zone Change from MR2-1 to C2-1 would not result in a legal non-conforming use on the Site. As a result, the proposed Project at the Project Site would not create a substantial conflict with relevant zoning regulations and would result in a less than significant impact to zoning.

#### *General Plan*

##### *Framework Element*

The General Plan Framework Element has identified Targeted Growth Areas throughout the City. Within these Targeted Growth Areas, the City has acknowledged that due to a reduction of industrial activity, some industrial land may be converted to non-industrial uses. As identified previously, the Project Site is located within a Targeted Growth Area known as a Regional Center. Therefore, loss of industrially designated land due to the expansion and concentration of commercially designated land such as the Project proposes, would not result in an inconsistency with the Framework Element. Therefore, the proposed Project at the Project Site would result in a less than significant land use impact.

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<sup>55</sup> Assumes a worst case scenario of 1,300 square feet of floor area per condominium, 588,000 square feet of senior housing and assisted living units and 690,000 square feet of office space.

The proposed Zone Change and General Plan Amendment would result in a decrease of 35.5 acres, or 0.1 percent, of industrially designated land on a Citywide basis and a corresponding increase of 35.5 acres, or 0.2 percent, in commercially designated land on a Citywide basis. The scale of changes in land use designations is not considered significant. With adoption of the General Plan Amendment from Light Industrial to Community Commercial, the proposed Zone Change would be considered consistent. Therefore, the proposed Project at the Project Site will result in a less than significant impact due to an inconsistency between the Zoning and Land Use designation.

Impacts to other Citywide Elements of the General Plan are discussed in the respective sections throughout this document as indicated in **Table 24: Citywide Elements**. It should be noted that, as discussed under **Section K. Public Services**, a potentially significant impact to the existing Public Facilities and Services are of a cumulative nature and cannot be mitigated solely by the Project, but must be addressed in the pending Public Facilities and Service Element. Therefore, the proposed Zone Change and General Plan Amendment will result in a less than significant impact to the General Plan and land use.

#### Land Use Element

Although the proposed General Plan Amendment will result in a reduction of industrially designated land, lands on three sides of the study area are already zoned, designated, and developed with commercial uses; the study area is separated from other industrially designated lands by Corbin Avenue; and non-industrial uses have previously been permitted within the project vicinity (Homeplace Retirement facility, public storage, skate park, tennis facility). The General Plan Amendment is requested because it will encourage consistency between the existing land use designation and the existing use of the property. Further, with coordination of land use designation and use for commercial purposes, the General Plan Amendment could encourage the conservation of other industrial lands in the Community Plan that are actually utilized for industrial purposes currently. Therefore, the proposed General Plan Amendment and Zone Change will result in a less than significant impact to the Land Use Element due to an incompatibility with land uses in the area.

The proposed Zone Change and General Plan Amendment would result in a decrease of approximately 35.5 acres, or 1.9 percent, of industrially designated land and a corresponding increase of 35.5 acres, or 5.7 percent, of commercially designated land within the Chatsworth - Porter Ranch Community Plan. The scale of change in land use designation is not considered significant. With adoption of the General Plan Amendment from Light Industrial to Community Commercial the proposed Zone Change would be considered consistent. Therefore, the proposed Project at the Project Site will result in a less than significant impact to the Land Use Element due to an inconsistency between Zoning and Land Use designation.

While the proposed General Plan Amendment would conflict with a land use policy identified in the Community Plan, it would not prevent implementation of any land use policies identified. Therefore, the proposed Project at the Project Site will result in a less than significant impact to the Land Use Element.

### Community Plans

#### *Community Plan Objectives*

Objectives of the Chatsworth - Porter Ranch Community Plan that relate to the proposed Project include:

- To designate lands in quantities and at densities, at appropriate locations, for various private uses; and to designate the need for public facilities and the general locations thereof, as required to accommodate population and activities projected to the year 2010.
- To promote economic well-being and public convenience through:
  - Allocating and distributing commercial lands for retail, service, and other facilities in quantities and patterns based on Los Angeles City Planning Department accepted planning principles and standards.
  - Designating lands for industrial development that can be used without detriment to adjacent uses of other types, and imposing such restrictions on the types and intensities of industrial uses as are necessary to this purpose.

The proposed Project will reallocate approximately 35.5 acres, or 0.1 percent, of land that is currently industrially designated on a Citywide basis to commercial uses, which equates to approximately 0.2 percent of commercially designated land on a Citywide basis. Within the Chatsworth - Porter Ranch Community Plan Area, this reallocation includes a decrease of approximately 1.9 percent in industrially designated land and a corresponding increase of 5.7 percent in commercially designated lands.

Currently, the General Plan Amendment request area, which used to be an internal part of the Northridge Industrial Core, is surrounded on three sides by commercial development. Over time, the surrounding land uses have changed and now include retail to the north, retail to the east, and various commercial and retail uses to the south. Moreover, the approval of the Homeplace Retirement facility on the Project

Site indicates that the City of Los Angeles may not oppose transition of this area from industrial to commercial. Uses currently within the Add Area such as the tennis facility, skate park, and public storage also indicate the change of land use in the immediate project vicinity. Therefore, the proposed change to the General Plan and corresponding Zone Change is consistent with trends in the community and will result in a less than significant impact to land use due to an inconsistency with the Community Plan.

Further, the Project Site is developed with research and development type uses, occupied by Litton Guidance and Control Systems. The current lease on the building and property extends until 2005 at which time the tenant intends to vacate the property and move operations elsewhere. As discussed in the No Project Alternative section, the applicant has made numerous attempts to identify a future user of the property with the same land use.

Due to current market forces within the San Fernando Valley, the applicant has been unable to identify a future industrial tenant for the Project Site and the current industrial designation of the property is not beneficial. The proposed Project would result in redevelopment of the Site with commercial uses which would promote the economic well-being of the community. This would be consistent with objectives of the Community Plan. Therefore, the proposed Project will result in a less than significant impact to land use as a result of inconsistencies with the objectives of the Community Plan.

#### *Community Plan Policies*

Policies included within the Chatsworth - Porter Ranch Community Plan that relate to the proposed Project include:

#### *Commerce*

*The commercial lands (not including associated parking) designated by this Plan to serve suburban residential areas in this Plan are adequate to meet the needs of the projected population to the year 2010, as computed by the following:*

- *0.6 acres per 1,000 residents for commercial uses for neighborhood or convenience-type commercial areas;*
- *0.2 acres per 1,000 residents for commercial uses for community shopping and business districts, including service uses and specialized commercial uses. Without effective transportation demand management strategies, such as carpool and vanpool or transit, off-street parking should be*

*provided at a ratio of one parking space per 300 gross square feet of building. Surface parking areas shall be located between commercial and residential uses, where appropriate, to provide a buffer, and shall be separated from residential uses by means of a wall and/or landscaped setback.*

*The Plan indicates the presence of several highway-oriented commercial facilities located throughout Chatsworth. It is a policy of the Plan that existing Highway-Oriented Commercial sites should not be expanded. Marginal or temporary commercial uses in designated industrial areas will be phased out as industrial development takes place.*

The proposed Zone Change and General Plan Amendment will result in the creation of additional commercial uses in the Community Plan Area. This will help to meet the plan agenda of the provision of neighborhood commercial uses and community shopping and business districts. The proposed Project at the Project Site does not consist of highway-oriented, marginal, or temporary commercial facilities and will therefore not result in a significant impact to land use as a result of an inconsistency with policies of the Community Plan regarding commerce.

### Industry

*Industrial lands are located on a citywide basis without regard to the boundaries of individual communities under the general principle that such employment should be available within a reasonable commuting distance from residential locations.*

*The [Q]M1 Zone classification is permitted on those properties fronting on the following corridors: (1) the north and south sides of Nordhoff Street between De Soto Avenue and Topanga Canyon Boulevard; (2) the east side of Topanga Canyon Boulevard, from Nordhoff Street to the south side of Lassen Street; and (3) the south side of Lassen Street between Topanga Canyon Boulevard and De Soto Avenue. Such conditions of approval shall prohibit smoke stacks, metal plating, toxic and noxious industrial uses, and any new retail commercial uses within these zone classifications.*

*Industrial acreage shown on the Plan should be protected from intrusion by non-industrial uses, except those corridors described above on Nordhoff Street, Topanga Canyon Boulevard, and Lassen Street should allow uses similar to those permitted in the M1 and M2 Zones. In keeping with the low-density residential character of the Community, to the extent possible, the Plan proposes*

*preservation of all existing MR zoned lands, and classification of all undeveloped industrial land in the MR1 and MR2 Zones.*

*The Plan encourages continued development of research and development type industries which do not generate excessive noise, dust, and fumes and are compatible with the residential character of the north and west San Fernando Valley.*

*The Plan designates approximately 1,821 acres of land for industrial uses. To preserve this valuable land resource from the intrusion of other uses and insure its development with high quality industrial uses, in keeping with the urban residential character of the Community, to the extent possible, the Plan proposes classifying all undeveloped industrial land, as well as all industrial land used for industrial purposes, in restricted industrial zoning categories, such as the MR Zones.*

The Project Site is currently zoned MR2-1. While the plan encourages preservation of this zoning, the intent of the preservation is to prohibit intensification of industrial uses beyond the MR zone except where identified by the Plan in the M1 and M2 zones. The proposed Project at the Project Site includes a Zone Change from MR2 to C2 which does not impact the Community Plan policy regarding MR designated lands. Therefore, the proposed Project at the Project Site will not result in a significant impact to land use due to an inconsistency with policies of the Community Plan.

### ***Regional Plans***

The Southern California Association of Governments (SCAG) is the areawide clearinghouse for regionally significant projects in the project area. SCAG reviews the consistency of local plans, projects, and programs with regional plans. This activity is based on SCAG's responsibilities as a regional planning organization pursuant to state and federal laws and regulations. Guidance provided by these review is intended to assist local agencies and project sponsors to take actions that contribute to the attainment of regional goals and policies.

Policies of SCAG's Regional Comprehensive Plan and Guide (RCPG) and Regional Transportation Plan (RTP) which may be applicable to the proposed Project at the Project Site are shown in **Table 26: SCAG Policies**.



**TABLE 26**  
**SCAG POLICIES**

Policy	Project Consistency
<b>Growth Management Chapter</b>	
<p><b>3.01</b> The population, housing, and jobs forecasts which are adopted by SCAG's Regional Council and that reflect local plans and policies, shall be used by SCAG in all phases of implementation and review.</p>	<p><b>Consistent.</b> Section I. Population and Housing examines the population and housing generation anticipated from the proposed Project. Section J. Employment examines the employment projections resulting from the proposed Project. All population, housing, and employment projections would be within SCAG forecasts.</p>
<p><b>3.03</b> The timing, financing, and location of public facilities, utility systems, and transportation systems shall be used by SCAG to implement the region's growth policies.</p>	<p><b>Consistent.</b> Section K. Public Facilities examines the existing and proposed demand on public facilities as a result of the proposed Project. Section N. Utilities examines the existing and proposed demand on utilities in the project area. Section M. discusses the existing and proposed conditions of the transportation system in the project area. As discussed in these sections, the proposed Project will not result in a significant impact to public facilities, utility systems, or transportation systems after mitigation.</p>
<b>Growth Management Chapter Policies Related to Improve the Regional Standard of Living</b>	
<p><b>3.05</b> Encourage patterns of urban development and land use, which reduce costs on infrastructure construction and make better use of existing facilities</p>	<p><b>Consistent.</b> Section K. Public Services and Section N. Utilities examine the existing and proposed demand on these services as a result of the proposed Project. As discussed, the proposed Project will utilize existing infrastructure systems and will not require additions to or replacement of any infrastructure. No significant impacts resulting from the proposed Project were identified in either of these sections.</p>
<p><b>3.09</b> Support local jurisdictions' efforts to minimize the cost of infrastructure and public service delivery, and efforts to seek new sources of funding for development and the provision of service.</p>	<p><b>Consistent.</b> The proposed Project includes redevelopment of the Project Site and Add Area that are currently developed. The proposed Project will not require additions to or replacement of infrastructure which will reduce the costs of infrastructure and public service delivery.</p>
<p><b>3.10</b> Support local jurisdictions' actions to minimize red tape and expedite the permitting process to maintain economic vitality and competitiveness.</p>	<p><b>Consistent.</b> The proposed Project includes redevelopment of the Project Site and Add Area. Under the No Project Alternative, it was identified that the project could go vacant if plans for redevelopment of the site are not secured. This redevelopment is intended to enhance the economic vitality and competitiveness of the project area.</p>
<b>Growth Management Chapter Policies Related to Improve the Regional Quality of Life</b>	
<p><b>3.12</b> Encourage existing or proposed local jurisdictions' programs aimed at designing land uses which encourage the use of transit and thus reduce the need for roadway expansion, reduce the number of auto trips and vehicle miles traveled, and create opportunities for residents to walk and bike.</p>	<p><b>Partially Consistent.</b> The Project Site and Add Area are located in an area that is currently developed. The proposed Project is not anticipated to result in a substantial increase to population or housing in the project area. Further, substantial relocation or redistribution of population is not expected. Two of the four potential development scenarios are mixed-use including office/residential and retail/residential which will create opportunities for residents to walk, reducing the need for roadway expansion and the number of vehicle trips.</p>
<p><b>3.13</b> Encourage local jurisdictions' plans that maximize the use of existing urbanized areas accessible to transit through infill and redevelopment.</p>	<p><b>Consistent.</b> The proposed Project includes infill redevelopment of the Project Site and Add Area that are currently developed.</p>
<p><b>3.16</b> Encourage developments in and around activity centers, transportation corridors, underutilized infrastructure systems, and areas needing recycling and redevelopment.</p>	<p><b>Consistent.</b> The Project Site and Add Area are currently located next to a Regional Commercial Center, the Northridge Fashion Center. The project would recycle and redevelop an underutilized property in a Regional Center/transportation corridor which would revitalize the neighborhood.</p>

<p><b>3.18</b> Encourage planned development in locations least likely to cause environmental impacts.</p>	<p><b>Consistent.</b> The Project Site and Add Area are currently developed. Both sites have been void of such environmental attributes as biological resources, cultural resources, and water resources for decades. Therefore, environmental impacts resulting from the Project Site and Add Area would be minimized.</p>
<p><b>3.20</b> Support the protection of vital resources such as wetlands, groundwater recharge areas, woodlands, production lands, and land containing unique endangered plants and animals.</p>	<p><b>Consistent.</b> The Project Site and Add Area are currently developed and have been void of biological resources for decades. By redeveloping such land, and conserving lands rich in biological resources, indirectly the Project is supporting the protection of these vital resources.</p>
<p><b>3.21</b> Encourage the implementation of measures aimed at the preservation and protection of recorded and unrecorded cultural resources and archaeological sites.</p>	<p><b>Not applicable.</b> Determined less than significant, no analysis conducted</p>
<p><b>3.22</b> Discourage development or encourage the use of special design requirements, in areas with steep slopes, high fire, flood, and seismic hazards.</p>	<p><b>Consistent.</b> As discussed in Section D. Geologic Hazards, the Project Site and Add Area are not located in an area with steep slopes, high fire or flood. The southern portion of the Project Site has the potential for liquefaction. However, as discussed, development at the Project Site will not result in a significant geologic hazards impact due to seismic hazards.</p>
<p><b>3.23</b> Encourage mitigation measures that reduce noise in certain locations, measures aimed at preservation of biological and ecological resources, measures that would reduce exposure to seismic hazards, minimize earthquake damage, and to develop emergency response and recovery plans.</p>	<p><b>Consistent.</b> As discussed in Section H. Noise, the proposed Project would not result in a significant noise impact. As discussed in Section C. Biological Resources, the proposed Project Site and Add Area do not have significant biological resources and therefore, the proposed Project would not result in a significant biological impact. As discussed in Section D. Geologic Hazards, the proposed Project will not result in a significant seismic hazard impact.</p>
<p><b>Growth Management Chapter Policies to Provide Social, Political, and Cultural Equity</b></p>	
<p><b>3.24</b> Encourage efforts of local jurisdictions in the implementation of programs that increase the supply and quality of housing and provide affordable housing as evaluated in the Regional Housing Needs Assessment.</p>	<p><b>Partially Consistent.</b> As discussed in Section I. Population and Housing, the proposed Project will introduce both multifamily and senior housing to the Project Site. As discussed, the proposed Project will result in a less than significant impact to housing.</p>
<p><b>3.27</b> Support local jurisdictions and other service providers in their efforts to develop sustainable communities and provide, equally to all members of society, accessible and effective services such as: public education, housing, health care, social services, recreational facilities, law enforcement, and fire protection</p>	<p><b>Consistent.</b> As discussed in Sections K. Public Services, I. Population and Housing, and L. Recreation, the proposed Project would result in a less than significant impact to schools, housing, social and public services, and recreation.</p>
<p><b>Core Regional Transportation Policies</b></p>	
<p><b>4.01</b> Transportation investments shall be based on SCAG's adopted Regional Performance Indicators: Mobility, Accessibility, Environment, Reliability, Safety, Equity/Environmental Justice, and Cost Effectiveness.</p>	<p><b>Consistent.</b> As discussed in Section M. Traffic, the proposed Project would result in a less than significant impact to transportation services after mitigation.</p>
<p><b>4.02</b> Transportation investments shall mitigate environmental impacts to an acceptable level.</p>	<p><b>Consistent.</b> As discussed in Section M. Traffic, the proposed Project would not result in a significant impact to transportation services after mitigation.</p>
<p><b>4.04</b> Transportation control measures shall be a priority.</p>	<p><b>Consistent.</b> As discussed in Section M. Traffic, the proposed Project would not result in a significant impact to transportation services after mitigation.</p>
<p><b>4.16</b> Maintaining and operating the existing transportation system will be a priority over expanding capacity.</p>	<p><b>Consistent.</b> As discussed in Section M. Traffic, the proposed Project would not result in a significant impact to transportation services after mitigation.</p>

<b>Air Quality Policies</b>	
<p><b>5.07</b> Determine specific programs and associate actions needed (e.g. indirect source rules, enhanced use of telecommunications, provision of community based shuttle services, provision of demand management based programs, or vehicle-miles-traveled/emission fees) so that options to command and control regulations can be assessed.</p>	<p><b>Partially Consistent.</b> As discussed in Section B. Air Quality, the proposed Project would result in a less than significant air quality impact during construction activities. However, although mitigation measures have been included to reduce air quality impacts, the proposed Project would result in a significant air quality impact during operational activities.</p>
<p><b>5.11</b> Through the environmental document review process, ensure that plans at all levels of government (regional, air basin, county, subregional and local) consider air quality, land use, transportation, and economic relationships to ensure consistency and minimize conflicts.</p>	<p><b>Consistent.</b> The MEIR has considered plans from all levels of government including, but not limited to, regional air quality and transportation plans and local plans for air quality and land use. As discussed in Sections G. Land Use, and M. Traffic, the proposed Project will result in a less than significant impact to these issues. As discussed in Section B. Air Quality, the proposed project would result in a less than significant impact to construction air quality but after mitigation, would result in a significant impact to operational air quality.</p>
<b>Water Quality Chapter Recommendations and Policy Options</b>	
<p><b>11.07</b> Encourage water reclamation throughout the region where it is cost-effective, feasible, and appropriate to reduce reliance on imported water and wastewater discharges. Current administrative impediments to increased use of wastewater should be addressed.</p>	<p><b>Consistent.</b> As discussed in Sections N. Utilities, Water and Sewers, water reclamation projects are in the works around the City of Los Angeles. The proposed Project will result in a less than significant impact to water supply and sewers.</p>
<p><b>SOURCE:</b> Comment letter from Jeffrey Smith, SCAG Senior Regional Planner, Intergovernmental Review, to Maya Zaitzevsky, LADCP, Planning Associate, June 11, 2002.</p>	

As discussed in the relevant analysis sections, the proposed Project at the Project Site would not conflict with policies provided by SCAG and would therefore not result in a significant impact to land use as a result of an inconsistency with applicable regional plans.

Further, as discussed in **Section B. Air Quality**, although the proposed Project at the Project Site may result in a significant impact to air quality, the proposed Project at the Project Site will not conflict with any of the policies provided by the SCAQMD. Therefore, the proposed Project at the Project Site will not result in a significant impact to land use as a result of an inconsistency with applicable regional plans.

**ADD AREA**

***Zoning***

All of the commercial and residential uses included in the development scenarios are allowable under the C2-1 zoning designation. The C2-1 zoning designation is within Height District 1, which allows for a 1.5 FAR. The Add Area properties cover 673,437 square feet (15.4 acres) of land area, which allows for a floor area of approximately 1,010,156 square feet. The maximum yield of the proposed development scenario at the Add Area is approximately 586,000 square feet of floor area, or an FAR of 0.58:1. The proposed FAR would not exceed the FAR allowed by the proposed zoning. Further, based on the unlimited height district of the proposed zoning,

the development scenarios analyzed for the Add Area will not exceed the allowable development height. With the approval of a General Plan Amendment and Zone Change, the development scenarios analyzed will result in a less than significant impact as a result of inconsistencies with the existing and proposed zoning.

The analyzed development scenarios at the Add Area assume that the City will approve a Zone Change from MR2-1 and P-1 to C2-1 and a General Plan Amendment from Light Industrial to Community Commercial concurrent with the proposed Project at the Project Site. Due to the industrial nature of the Add Area, existing land uses in the Add Area including manufacturing and public storage would be considered legal, non-conforming uses. If the requested Zone Change and General Plan Amendment are approved, this land use inconsistency is considered a potentially significant impact before mitigation. However, with incorporation of the proposed mitigation measure, the development scenarios analyzed for the Add Area will result in a less than significant land uses impact due to inconsistencies with the Zoning and General Plan designations.

### ***Land Use Compatibility***

Land use compatibility issues are related to potential conflicts of the Project Site and Add Area with existing off-site land uses and potential conflicts of existing off-site uses with future on-site uses.

A land use compatibility analysis for the Add Area concluded that the proposed residential and commercial uses would not conflict with the existing commercial type land uses located to the north and east of the Add Area. The properties zoned and designated for Light Industrial uses to the west and south of the Add Area are fully contained within their respective buildings and do not generate potentially objectionable noise, odors, or smoke. As a result, these uses are considered to be as compatible with the proposed adjacent commercially designated properties. A significant impact to land use compatibility at the Add Area is not anticipated from off-site uses.

The Homeplace Retirement facility may be fully constructed on the Project Site prior to completion of development resulting from the proposed Project at the Project Site. This residential community be impacted by industrial uses within the Add Area. However, due to the fully-contained nature of the existing office and industrial uses in the Add Area and those office and industrial uses that would be adjacent to the Homeplace development on the Project Site, the residential uses will not be adversely affected. A significant land use conflict with the proposed residential use is not anticipated.

The expansion of commercial uses in the area, has not resulted in any known significant incompatibilities with residential uses; therefore, expansion of commercial and residential uses in the Add Area should not create conflicts for the existing off-site uses. As a result, with the approval of the Zone Change and General Plan Amendment for the Add Area would not create a significant impact to land use compatibility.

### ***General Plan***

#### ***Framework Element***

The General Plan Framework Element has identified Targeted Growth Areas within the City of Los Angeles. Within these Targeted Growth Areas, the City has acknowledged that due to the loss of industrial activity, some industrial land may be converted for re-use as non-industrial uses. As identified previously, the Add Area is located within a Targeted Growth Area known as a Regional Center. Therefore, loss of industrially designated land due to the expansion and concentration of commercially designated land such as the Project proposes, would result in a less than significant land use impact due to conflict with the Framework Element.

The proposed Zone Change and Plan Amendment at the Add Area would result in a decrease of approximately 15.4 acres, or 0.1 percent, in industrially designated land. Further, the development scenarios analyzed for the Add Area would increase commercially designated lands by 15.4 acres, or 0.1 percent. However, the scale of change in land use designation resulting from the development scenarios analyzed for the Add Area is not considered significant by itself. With adoption of the General Plan Amendment from Light Industrial to Community Commercial, the proposed Zone Change would be considered consistent. Therefore, the development scenarios analyzed for the Add Area will not result in a significant impact due to an inconsistency between the Zoning and Land Use designation.

Impacts to other Citywide Elements of the General Plan are discussed in the respective sections throughout this document as indicated in **Table 24: Citywide Elements**. It should be noted that, as discussed under **Section K. Public Services**, a significant impact to the existing Public Facilities and Services are of a cumulative nature and cannot be mitigated solely by the Project, but must be addressed in the pending Public Facilities and Service Element. Therefore, a significant impact to the General Plan and land use is not anticipated as a result of the proposed Zone Change and General Plan Amendment.

#### ***Land Use Element***

The proposed General Plan Amendment at the Add Area will result in a reduction of industrially designated land. However, lands on three sides of the Add Area are already zoned, designated, and developed with commercial uses; the study area is separated from other industrially designated lands by Corbin Avenue; and non industrial uses have previously been permitted

within the project vicinity (Homeplace Retirement facility, public storage, skate park, tennis facility). The General Plan Amendment is considered appropriate as it will encourage consistency between land use designation and the existing use of the Add Area properties. The proposed General Plan Amendment and Zone Change will not result in a significant land use impact due to an incompatibility with surrounding land uses in the area.

The proposed Zone Change and Plan Amendment at the Add Area would result in a decrease in industrially designated lands of approximately 15.4 acres, or 0.8 percent and the development scenarios analyzed for the Add Area would increase commercially designated lands by approximately 15.4 acres, or 2.5 percent. The percentage of change in land use designation is not considered significant. Therefore, the development scenarios analyzed for the Add Area will not result in a significant impact to land use due to an inconsistency between Zoning and Land Use designation.

### ***Community Plans***

Policies included within the Chatsworth - Porter Ranch Community Plan that relate to the development scenarios analyzed for the Add Area include:

#### *Commerce*

*The commercial lands (not including associated parking) designated by this Plan to serve suburban residential areas in this Plan are adequate to meet the needs of the projected population to the year 2010, as computed by the following standards:*

- *0.6 acres per 1,000 residents for commercial uses for neighborhood or convenience-type commercial areas;*
- *0.2 acres per 1,000 residents for commercial uses for community shopping and business districts, including service uses and specialized commercial uses. Without effective transportation demand management strategies, such as carpool and vanpool or transit, off-street parking should be provided at a ratio of one parking space per 300 gross square feet of building. Surface parking areas shall be located between commercial and residential uses, where appropriate, to provide a buffer, and shall be separated from residential uses by means of a wall and/or landscaped setback.*

*The Plan indicates the presence of several highway-oriented commercial facilities located throughout Chatsworth. It is a policy of the Plan that existing Highway-Oriented Commercial sites should not be expanded. Marginal or temporary commercial uses in designated industrial areas will be phased out as industrial development takes place.*

The proposed Zone Change and General Plan Amendment will result in the creation of additional commercial uses in the Community Plan Area. This will help to meet the plan agenda of the provision of 0.6 acres of neighborhood commercial uses and 0.2 acres of community shopping and business districts. The development scenarios analyzed for the Add Area do not consist of highway-oriented, marginal, or temporary commercial facilities and will therefore not result in a significant impact to land use as a result of an inconsistency with policies of the Community Plan regarding commerce.

### Industry

*Industrial lands are located on a citywide basis without regard to the boundaries of individual communities under the general principle that such employment should be available within a reasonable commuting distance from residential locations.*

*The [Q]M1 Zone classification is permitted on those properties fronting on the following corridors: (1) the north and south sides of Nordhoff Street between De Soto Avenue and Topanga Canyon Boulevard; (2) the east side of Topanga Canyon Boulevard, from Nordhoff Street to the south side of Lassen Street; and (3) the south side of Lassen Street between Topanga Canyon Boulevard and De Soto Avenue. Such conditions of approval shall prohibit smoke stacks, metal plating, toxic and noxious industrial uses, and any new retail commercial uses within these zone classifications.*

*Industrial acreage shown on the Plan should be protected from intrusion by non-industrial uses, except those corridors described above on Nordhoff Street, Topanga Canyon Boulevard, and Lassen Street should allow uses similar to those permitted in the M1 and M2 Zones. In keeping with the low-density residential character of the Community, to the extent possible, the Plan proposes preservation of all existing MR zoned lands, and classification of all undeveloped industrial land in the MR1 and MR2 Zones.*

*The Plan encourages continued development of research and development type industries which do not generate excessive noise, dust, and fumes and are compatible with the residential character of the north and west San Fernando Valley.*

*The Plan designates approximately 1,821 acres of land for industrial uses. To preserve this valuable land resource from the intrusion of other uses and insure its development with high quality industrial uses, in keeping with the urban residential character of the Community, to the extent possible, the Plan proposes classifying all undeveloped industrial land, as well as all industrial land used for industrial purposes, in restricted industrial zoning categories, such as the MR Zones.*

The Add Area properties are currently zoned MR2-1 and P-1. While the plan encourages preservation of this zoning, the intent of the preservation is to prohibit densification of industrial uses beyond the MR zone except where identified by the Plan in the M1 and M2 zones. The development scenarios analyzed for the Add Area include a Zone Change from MR2 to C2 which does not affect the Community Plan policy regarding MR designated lands. Therefore, the development scenarios analyzed for the Add Area will not result in a significant impact to land use due to an inconsistency with policies of the Community Plan.

### ***Regional Plans***

Due to the proximity of the Add Area properties to the Project Site, regional plans applicable to the Add Area are similar to those for the Project Site. Therefore, refer to the Regional Plan discussion for the Project Site. As shown in **Table 26: SCAG Policies**, each of SCAG's policies relevant to the development scenarios analyzed for the Add Area are analyzed in the individual impact analysis sections of this document. The development scenarios analyzed for the Add Area will not result in a significant impact to land use due to an inconsistency with applicable regional plans.

Further, as discussed in **Section B. Air Quality**, although the development scenarios analyzed for the Add Area may result in a significant impact to air quality, the development scenarios analyzed for the Add Area will not conflict with any of the policies provided by the SCAQMD. Therefore, the development scenarios analyzed for the Add Area will not result in a significant impact to land use as a result of an inconsistency with applicable regional plans.

## **MITIGATION MEASURES**

### ***Project Site***

None required.

### ***Add Area***

Due to the small size of the parcels in the Add Area, it is possible that future projects proposed in the Add Area could be exempt from environmental review, and may result in inconsistencies between zoning and land use. To mitigate potential impacts of inconsistencies between zoning and land use in the Add Area, the following "Q" conditions shall be placed on any property undergoing a Zone Change and Plan Amendment without an identified specific development plan:

37. When the use of this property formerly designated as "Light Manufacturing" is proposed to be discontinued, the proposed use shall be approved by the appropriate decision-maker through a procedure similar to a conditional use. The



decision-maker shall determine that the proposed use is consistent with the objectives of the General Plan and is compatible with the land uses, zoning, or other restrictions of adjacent and surrounding properties. (O, C, R)

#### **LEVEL OF IMPACT AFTER MITIGATION**

Less than significant.

#### **CUMULATIVE IMPACTS**

##### ***Related Projects***

None of the related projects are known to result in a significant land use impact. However, potential land use impacts from related projects in the area must be determined on a site and project specific basis.

##### ***Proposed Project, Add Area, and Related Projects***

Potential impacts with respect to the General Plan Framework are determined on a site specific basis. The proposed Project at the Project Site and the development scenarios analyzed for the Add Area will not result in a significant land use impact. Therefore, a significant cumulative land use impact due to conflict with the General Plan is not anticipated.

Impacts due to conflicts with the Community Plan and applicable Regional Plans are determined on a site specific basis. The proposed Project at the Project Site and the development scenarios analyzed for the Add Area will not result in a significant land use impact. Therefore, a significant cumulative impact to land use due to conflict with the Community Plan and applicable Regional Plans is not anticipated.