

**DRAFT RESOLUTION  
COUNTY OF LOS ANGELES  
REGIONAL PLANNING COMMISSION  
CHAPMAN WOODS COMMUNITY STANDARDS DISTRICT  
PROJECT NO. PRJ2021-003368-(5)  
ADVANCE PLANNING CASE NO. RPPL2021009333**

**WHEREAS**, the Regional Planning Commission (hereinafter, the “Commission”) of the County of Los Angeles ("County") has conducted a duly noticed public hearing on November 9, 2022 to consider an ordinance, (hereinafter, the “Chapman Woods Community Standards District Ordinance” or the “Ordinance”) that amends Title 22 (Planning and Zoning) of the Los Angeles County Code (hereinafter, the “County Code”) to revise the boundary of the East Pasadena – East San Gabriel Community Standards District (“CSD”), and create the Chapman Woods CSD with associated development standards; and

**WHEREAS**, the Commission finds as follows:

1. The East Pasadena – East San Gabriel CSD, adopted in 2002, combined the Chapman Woods CSD and Northeast San Gabriel CSD. The purpose of the CSD is to preserve the existing community character and restricting “mansionization” in the area.
2. On June 8, 2021, the County Board of Supervisors ("Board") made a motion to amend the East Pasadena – East San Gabriel CSD, and potentially create a separate CSD for the Chapman Woods community, to address the issue of out-of-character new construction within the neighborhood.
3. The proposed Ordinance will address the issues raised by the community through floor area restrictions, building setbacks, landscaping requirements, building height standards, and the identification of existing architectural styles present in the community.
4. Chapman Woods is an established residential community located west of the City of Arcadia and east of the City of San Marino. It is generally bounded by Del Mar Boulevard to the north, a utility right-of-way to the west, Huntington Drive to the south, and Rosemead Boulevard to the east. It predominately comprises single-family homes with a wide range of architectural styles including Ranch, French Country, Colonial, Craftsman, Tudor Revival, Spanish Revival, and Minimal Traditional.
5. The Ordinance contains standards to address the unique character of the area. Proposed development standards are related to residential development including

building size, massing, and architectural design. None of the standards will increase the density or allow new land uses in the existing designated zones. The standards are only intended to guide future development for continuity and compatibility with the existing residential character of the neighborhood. Therefore, with the addition of the proposed standards, the amendment will create consistency with the surrounding area.

6. The proposed Ordinance is consistent with and supportive of the goals and policies of the General Plan to retain compatible design. Standards allow for and encourage sustainable design and energy conservation. When a discretionary review is required, additional review of landscaping and vegetation plans will be required. With objective design standards in the proposed Ordinance, applications can continue to be reviewed ministerially and therefore, continue to align with policies to promote streamlined review processes.
7. The CSD update is intended to address the requests from the community and authorize, or clarify, development standards that are consistent with the existing neighborhood design. Therefore, approval of the amendment will be in the interest of public health, safety, and general welfare and in conformity with good zoning practice.
8. The proposed Ordinance will not increase the density or expand the list of permitted land uses within the zones. Proposed standards will adjust the height, setback, floor area ratio, and massing that were previously adopted with the East Pasadena – East San Gabriel CSD to be more tailored to the specific lot sizes of Chapman Woods. Additional objective standards will incentivize development to be consistent with existing architectural styles found in the community. Therefore, the amendment is consistent with other applicable provisions of this Title 22.
9. Department of Regional Planning staff conducted outreach for the proposed Ordinance with stakeholders, community members, and an advisory committee. In addition to attending local community meetings to provide updates, the Department hosted two community workshops in October 2022 and created surveys to gather additional feedback on topics to be included in the proposed Ordinance. After releasing the public draft of the CSD, another online community meeting was held on October 6, 2022 to receive feedback.
10. The proposed Ordinance qualifies for a Categorical Exemption (Sections 15301, 15303, and 15304, Classes 1, 3, and 4) under the California Environmental Quality Act (“CEQA”) and the County environmental guidelines.

11. Pursuant to Section 22.222.180 of Title 22, the public hearing was published in the San Gabriel Valley Tribune on September 19, 2022. Notices were sent to all property owners within the Chapman Woods community and those on the Department courtesy notification list. Additionally, the hearing notice and materials were posted on the Department's website and promoted through social media.
12. On November 9, 2022, the Commission conducted a duly-noticed public hearing to ***[Reserved for Hearing Proceedings]***

**THEREFORE, BE IT RESOLVED THAT** the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board hold a public hearing to consider adopting the Ordinance that amends Title 22 of the Los Angeles County Code to create the Chapman Woods CSD and associated standards and revise the boundaries of the East Pasadena – East San Gabriel Valley CSD; and
2. That the Board adopt the Ordinance and determine that the standards proposed in the Ordinance are consistent with the community character and surrounding area, compatible with and supportive of the goals and policies of the Los Angeles County General Plan in the interest of public health, safety, and general welfare and in conformity with good zoning practice, and consistent with other applicable provisions of this Title 22; and
3. That the Board find that this project is not subject to the California Environmental Quality Act, in that it can be seen with certainty that there is no possibility that the attached proposed ordinance may have a significant effect on the environment.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on November 9, 2022.

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Elida Luna, Secretary  
County of Los Angeles  
Regional Planning Commission

APPROVED AS TO FORM: OFFICE OF THE COUNTY COUNSEL

By \_\_\_\_\_  
Lisa Jacobs, Deputy County Counsel  
Property Division