

May 23, 2023

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

Dear Supervisors:

**PUBLIC HEARING ON THE CHAPMAN WOODS
COMMUNITY STANDARDS DISTRICT
PROJECT NO. PRJ2021-003368-5
ADVANCE PLANNING CASE NO. RPPL2021009333
PROJECT LOCATION: CHAPMAN WOODS
(FIFTH SUPERVISORIAL DISTRICT) (3-VOTES)**

SUBJECT

The recommended action is to approve the Chapman Woods Community Standards District Ordinance (Ordinance). The proposed Ordinance adds new development standards to address the specific needs of the Chapman Woods community. Proposed development standards are intended to preserve the existing residential neighborhood character and prevent mansionization through incentivized setbacks, gross floor area, and building height. A project summary is included as Attachment 1, and the proposed Ordinance is included as Attachment 2.

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

1. Find that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to state and local CEQA guidelines;
2. Indicate its intent to approve the proposed Ordinance (Advance Planning Case No. RPPL2021009333), as recommended by the Regional Planning Commission (RPC); and

3. Instruct County Counsel to prepare the final documents for the Ordinance and submit them to the Board of Supervisors (Board) for its consideration.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

On June 8, 2021, the Board initiated an update to the East Pasadena – East San Gabriel Community Standards District (CSD), with a focus on the Chapman Woods community. The proposed Ordinance will revise the boundaries of the East Pasadena – East San Gabriel CSD and create a new CSD for the community of Chapman Woods with the intention of preserving the existing architectural character of the area and preventing mansionization.

The proposed Ordinance includes development standards, such as setbacks, building height, and gross floor area, which relates to the scale and placement of structures. These development standards are determined based on the lot size and zone of the subject property. Next, community-wide development standards provide more generalized standards on building form, such as façade treatments, landscaping, window alignment, and lighting.

Lastly, the section on community-identified styles in the proposed Ordinance lists objective design standards for architectural styles present in the area including Ranch, French Country, Colonial, Craftsman, Tudor Revival, Spanish Revival, and Minimal Traditional. This section is completely optional; if an applicant elects to follow all the objective standards for one of the chosen architectural styles, then the project will qualify for certain incentives, such as an increase in gross floor area, reduced setbacks, and additional building height, where applicable.

On November 9, 2022, the RPC held a public hearing and voted unanimously to recommend approval of the proposed Ordinance. A summary of the RPC proceedings is included as Attachment 4. The RPC's resolution is included as Attachment 5.

Following the RPC hearing, the unintended omission of the C-2 zoned parcel in the proposed Ordinance was noted. The C-2 Zone reference has been added to Section 22.362.060.K and 22.362.070.C alongside the MXD Zone. Only one parcel within the project area is zoned C-2, and this correction will allow the existing standards from the East Pasadena – East San Gabriel CSD to carry over to the Chapman Woods CSD and continue to apply to this parcel. In addition, per the RPC's discussion on the importance of informing the public that state law supersedes local development standards, a footnote was added to the proposed Ordinance.

Implementation of Strategic Plan Goals

The proposed Ordinance supports the County's Strategic Plan Goal II: Foster Vibrant and Resilient Communities by preserving the existing architectural character of the area and incentivizing future design that aligns with the current development.

In addition, the proposed Ordinance supports Goal III: Realize Tomorrow's Government Today; Objective III.4.1 directing the Department to solicit ongoing customer feedback regarding the

customer's experience regarding accessing and/or receiving services. In addition to understanding the community's vision for development, community meetings provided a forum to share current County Code requirements and their implementation, including enforcement processes and procedures.

FISCAL IMPACT/FINANCING

Adoption of the proposed Ordinance will not result in any significant new costs to the Department of Regional Planning or other County departments and agencies.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In addition to the public hearing conducted by RPC on November 9, 2022, a public hearing before the Board is required pursuant to Section 22.232.040.B.1 of the County Code and Section 65856 of the California Government Code. Required notice was given pursuant to the procedures and requirements set forth in Section 22.222.180 of the County Code.

ENVIRONMENTAL DOCUMENTATION

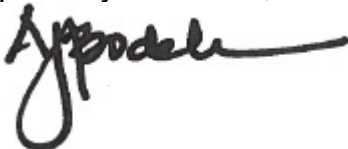
The proposed Ordinance is categorically exempt from CEQA per Sections 15301, 15303, and 15304 (Class 1, 3, and 4 Categorical Exemptions) and the County Environmental Guidelines. The Notice of Exemption is included as Attachment 3.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the proposed Ordinance will not significantly impact County services.

For further information, please contact Kristina Kulczycki, Principal Regional Planner, Community Studies North Section, at (213) 974-6476 or kkulczycki@planning.lacounty.gov.

Respectfully submitted,



AMY J. BODEK, AICP
Director of Regional Planning.

AJB:CC:MSH:KK:ar

Attachments:

1. Project Summary
2. Proposed Ordinance
3. CEQA Notice of Exemption

4. RPC Hearing Proceedings
5. RPC Resolution

c: Executive Office, Board of Supervisors
Assessor
Chief Executive Office
County Counsel
Fire Department
Parks and Recreation
Public Health
Public Works