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CITY OF LOS ANGELES
CALIFORNIA



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EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

VINCENT P. BERTONI, AICP
DIRECTOR
(213) 978-1271

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
<http://planning.lacity.org>

February 18, 2016

**NOTICE OF COMPLETION AND AVAILABILITY OF
DRAFT ENVIRONMENTAL IMPACT REPORT
ENV CASE NO. ENV-2014-3995-EIR
STATE CLEARINGHOUSE NO. 2015021057**

TO: Owners of Property and Occupants and Other Interested Parties

PROJECT NAME: Andora Subdivision Project

PROJECT ADDRESS: 9503 Andora Avenue, Chatsworth, CA 91311

COMMUNITY PLANNING AREA: Chatsworth – Porter Ranch Community Plan Area

COUNCIL DISTRICT: 12 - Englander

COMMENTS REVIEW PERIOD: February 18, 2016 to April 4, 2016

PROJECT DESCRIPTION: The Project Applicant is seeking approval of Vesting Tentative Tract Map No. 73427 to permit the merger and re-subdivision of the land and the creation of 44 ground lots, for a proposed development of a 42-unit single-family subdivision with 2 open space lots on an approximately 91-acre undeveloped site located on the westerly terminus of Andora Avenue in the Chatsworth – Porter Ranch Community Plan Area. Approximately 53.3 acres (or roughly 59 percent of the total Project Site) are proposed to be donated to a non-profit conservation entity to remain in perpetuity as an open space conservation easement. In addition to the two open space lots, approximately 18 acres of private property within the individual residential lots would be delineated as a deed-restricted area for the purpose of ensuring this area remains as unimproved open space.

The Project would involve the construction of an equestrian-oriented residential community along two new residential streets extending from the current terminus of Andora Avenue. The 42 residential estate-style homes would range in size from approximately 3,500 square feet to 5,500 square feet. The homes are proposed to be 2 stories and would range in height from 27 to 36 feet above grade. The Project's main access would be an improved 60-foot-wide public right-of-way extending from Andora Avenue and the second proposed residential street would extend from the proposed extension of Andora Avenue and would include an improved 54-foot-wide public right-of-way. The Project also includes the extension of existing water main from the current terminus of Andora Avenue under the guidance of the LADWP.

PERMITS AND APPROVALS: The Project Applicant is requesting ministerial and discretionary approvals as part of the Project that include, but would not be limited to, the following: (1) certification of an EIR; (2) approval of VTTM No. 73427; (3) zone change from A1-1 to RE40-1-H-K and RE20-1-H-K and establishment of the Equinekeeping District; (4) modification to the "Local Street Standard" for protection of several oak trees at Project entry; (5) approval of a Grading Permit; (6) Oak Tree Removal Permit; and (7) approval of a Haul Route.

Other permits, ministerial or discretionary, may be necessary in order to execute and implement the project. Such approvals may include, but are not limited to: landscaping approvals, exterior approvals, permits for driveway curb cuts, storm water discharge permits, and installation and hookup approvals for public utilities and related permits.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS: Based on the analysis contained in the Draft Environmental Impact Report (Draft EIR), implementation of the Project would result in significant and unavoidable impacts with respect to construction noise and vibration. Mitigation has been proposed to lessen these impacts. Even with mitigation, short-term noise and vibration impacts during construction would remain significant.

DOCUMENT REVIEW AND COMMENT: If you wish to review a print copy of the Draft EIR or the documents referenced in the Draft EIR, you may do so by appointment, between the hours of 8:00 A.M. and 4:00 P.M. at the City of Los Angeles Department of City Planning at 6262 Van Nuys Boulevard, Room 351, Van Nuys, CA 91401.

The Draft EIR is also available online at the Department of City Planning's website <http://planning.lacity.org> (click on the "Environmental" tab on the left-hand side, then "Draft EIR"). The Draft EIR can also be purchased on cd-rom for \$7.50 per copy. Contact **Milena Zasadzien at (818) 374-5054** to purchase copies. The Draft EIR is also available in digital format at the following Library Branches:

1. Los Angeles Central Library, 630 W. 5th Street, Los Angeles, CA 90071
2. West Valley Regional Library, 19036 Vanowen Street, Reseda, CA 91335
3. Chatsworth Branch Library, 21052 Devonshire Street, Chatsworth, CA 91311


If you wish to submit comments regarding the Draft EIR, please reference the Env Case No. above and submit them in writing by **Monday, April 4, 2016, no later than 4:00 P.M.**

Please direct your comments to:

Mail: Milena Zasadzien
Major Projects Section
Department of City Planning
6262 Van Nuys Blvd., Room 351
Van Nuys, CA 91401

Email: milena.zasadzien@lacity.org

VINCE P. BERTONI
Director of Planning


Milena Zasadzien
City Planning Associate