

ATTACHMENT A
ACTION REQUESTED

SNOWBALL WEST INVESTMENTS, L.P.
MWH DEVELOPMENT

6435 La Tuna Canyon Road
Tujunga, CA 91402

**(APNs: 2572-028-030, 2572-021-016, 2572-025-006, 2572-028-032,
2572-021-020, 2572-028-031, 2572-021-021)**

Pursuant to the applicable provisions of the Los Angeles Municipal Code (the "LAMC"), the Applicant (Snowball West Investments, L.P.) requests the following:

- A zone change, pursuant to Section 12.32 of the Municipal Code, a Zone Change from RA-1 (Residential Agricultural Zone) and A1-1 (Agricultural Zone) to RD5-1 (Restricted Density Multiple Family Zone)
- Site Plan Review findings, pursuant to Section 16.05 of the LAMC, for a development project which creates, or results in an increase of 50 or more dwelling units.
- Project Compliance Review, pursuant to Section 11.5.7 C, for a development within the San Gabriel/Verdugo Mountains Scenic Preservation Plan Area.

The General Plan designation for the property does not follow parcel map boundaries. It is the intent of this application to only change the zoning on portions of the parcels that conform to the General Plan. This application is not for a change in the General Plan.

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ATTACHMENT B PROJECT DESCRIPTION

SNOWBALL WEST INVESTMENTS, L.P. MWH DEVELOPMENT 6435 La Tuna Canyon Road Tujunga, CA 91402

(APNs: 2572-028-030, 2572-021-016, 2572-025-006, 2572-028-032, 2572-021-020, 2572-028-031, 2572-021-021)

The Applicant, MWH Development, proposes to construct 229 single family detached units under the condominium designation of RD5-1. The homes will be two, story, with four bedrooms, approximately 2,200 square feet per unit, with a two car garage with ¼ guest parking space per unit on an approximately 58 gross/24 net acre property consisting of seven contiguous parcels. This project application does not include one parcel directly north of the subject property and two parcels directly south of the site across La Tuna Canyon Blvd. (APNs: 2572-023-023, 2572-021-017, 2572-023-012) that are part of the current development operations of this site known as the Verdugo Hills Golf Course. The proposed project is located at 6435 La Tuna Canyon Road (the “subject property”), which is within the Sunland-Tujunga Community of the City of Los Angeles.

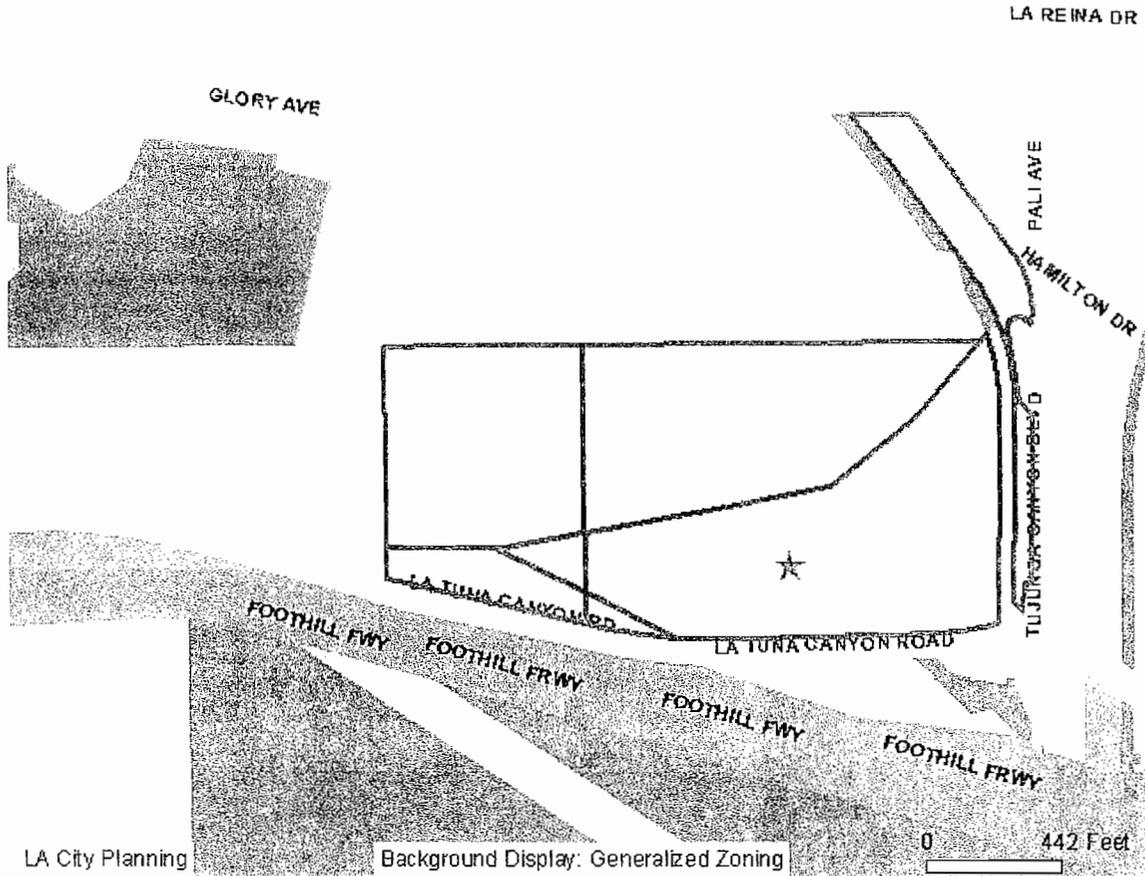
REQUEST

Pursuant to the applicable provisions of the Los Angeles Municipal Code (the “LAMC”), the Applicant (Snowball West Investments, L.P.) requests the following:

- A zone change, pursuant to Section 12.32 of the Municipal Code, a Zone Change from RA-1 (Residential Agricultural Zone) and A1-1 (Agricultural Zone) to RD5-1 (Restricted Density Multiple Family Zone)
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- Project Compliance Review, pursuant to Section 11.5.7 C, for a development within the San Gabriel/Verdugo Mountains Scenic Preservation Plan.

The General Plan designation for the property does not follow parcel map boundaries. It is the intent of this application to only change the zoning on portions of the parcels that conform to the General Plan. This application is not for a change in the General Plan.

BACKGROUND



Subject Property

The subject property is an approximately 58 gross square acre, irregularly shaped parcel of land consisting primarily of seven parcels of land located at the intersection of Tujunga Canyon Boulevard and La Tuna Canyon Road. The property is commonly known as the Verdugo Golf Course. Three parcels associated with this property are currently not included in this application (APN 2572-023-023, 2572-021-017 and 2572-028-031). Two of those parcels located across the street between the Foothill Freeway and La Tuna Canyon Road and the third parcel is located directly north of the site and borders the single family residences along Elmhurst Drive. The map above illustrates the parcels involved in this application. The property has frontage along La Tuna Canyon Road and along Tujunga Canyon Boulevard. The Blanchard Canyon flood control channel runs north-south across the site.

The subject property is located within the area covered by the Sunland-Tujunga-Shadow Hills-Lakeview Terrace-East La Tuna Canyon Community Plan, which was adopted by the City Council on November 18, 1997 (CPC 95-0358-CPU). The Plan map designates the property as Low Medium I Residential with corresponding densities of R2, RD3, RD4, RZ3, RZ4, RU and RW1. A further Footnote on the Sunland-Tujunga Community Plan further limits density on the site to the zone of RD5. Footnote #20 specifically states: "Development should be limited to no greater than that permitted by the RD5 Zone and shall be detached housing. Slope density regulations shall apply to areas of this site having a 15% or greater slope"

The property is currently zoned RA-1 and A1-1 and is operated as the Verdugo Golf Course. The General Plan designation for the property does not follow parcel map boundaries. It is the intent of this application to only change the zoning on portions of the parcels that conform to the General Plan. This application is not for a change in the General Plan. No development is proposed on slopes greater than 15%.

Surrounding Property

The properties generally north of the subject property are developed as single family homes with an underlying zoning of RE-11-H within a General Plan designation of Very Low II Residential.

The properties to the west of the subject property are largely hillside terrain, undeveloped with an underlying zoning designation of A1-1 and a corresponding General Plan designation of Minimum Low Density Residential.

The properties to the south of the subject property, across La Tuna Canyon, are undeveloped or additional parking for the golf course with an underlying zoning of A1-1 and a General Plan designation of Limited Commercial. The Foothill Freeway (210) runs just south of these properties.

The properties directly east of the subject property, across Tujunga Canyon Blvd., are within the General Plan designation of Low Medium I Residential. One property is developed as a house of worship and is in an underlying zone of A2-1. Another property is developed as multi-family condominiums with an underlying zoning of RD3-1 with frontage on both Tujunga Canyon. A third property is currently developed as a convalescent hospital with an underlying zone of RD3-1 with a recent action (APCNV 2005-8574-ZC-ZAA-ZAD) to allow the construction of 25 condominium units. Properties beyond these that front Tujunga Canyon are zoned RD3-1 and are developed as multi-family condominiums.

The properties generally east and north of the subject property, across Tujunga Canyon Blvd., are developed as single family detached homes with an underlying zone of RS-1 and a General Plan designation of Low Residential.

The properties located south and east of the subject property, across the intersection of Tujunga Canyon and La Tuna Canyon, are currently developed as a single family home (A1-1), a newly constructed 32 unit condominium complex (APCNV2002-4329-ZC) which changed the underlying zone to (T)(Q) C1-1VL, a single family home, and a house of worship located near the onramp to the 210 Freeway.

One single family home is contiguous to the subject property and is located on the west side of Tujunga Canyon zoned A1-1 and RA1-1.

The Blanchard Canyon flood control channel runs north-south through a portion of the site.

Streets and Circulation

La Tuna Canyon, adjoining the subject property to the south, is a designated Major Highway (Class II) with a dedicated a width of 85 feet and improved with curb gutter and sidewalk.

Tujunga Canyon Blvd., adjoining the subject property to the east, is a designated Secondary Highway dedicated a width of 40 feet and improved with curb, gutter and sidewalk along the east side but unimproved on the west side.

Previous Cases

The following is a summary of the previous zoning-related actions for the subject property:

- Case No. CPC 25824 – Sunland-Tujunga-Lake View Terrace-Shadow Hills District Plan Adoption – City Council adopts the Community Plan on April 14, 1980 with additional language that “Retain(s) golf course designation at the intersection of La Tuna Canyon and Tujunga Canyon Boulevard three years from the effective date of this Plan. At that time, the Plan should be designated a maximum of RD5”.
- Case No. ZA 1982-39-PA –Plan approval to include a canopy over the driving range trees to provide shelter from the elements for those utilizing the driving range
- Case No. ZA 1982-39-CUZ – Plan Approval to permit the construction, use and maintenance of three levels of subterranean parking accommodating 517 cars.
- Case No. CPC 95-0358 – Sunland-Tujunga-Lake View Terrace-Shadow Hills Community Plan Update – No changes to General Plan designation on subject property and no changes to Footnote No. 20 – “Development should be limited to no greater than that permitted by the RD5 Zone and shall be detached housing.

Slope density regulations shall apply to areas of this site having a 15% or greater slope.”

- Case No. CPC 2005-7771-ICO – Establishment of Interim Control Ordinance to issue no building permit or demolition permit on R1 lots equal to or less than 8,000 square feet.

PROJECT DESCRIPTION

The Applicant, MWH Development, proposes to construct 229 single family detached units under the condominium designation of RD5-1. The homes will be two story, with four bedrooms, approximately 2,200 square feet per unit, with a two car garage with ¼ guest parking space per unit on an approximately 58 acre property consisting of seven contiguous parcels. The total area that is to be developed is around 24 acres.

There will be 58 guest parking spaces located on the site with two access roads onto La Tuna Canyon and one access road onto Tujunga Canyon Blvd. Areas within this project application that contain a greater than 15% slope will be set aside under conservation easements as open space for an approximate 34 acre dedication.