

MITGATED NEGATIVE DECLARATION and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a Q (Qualified) Classification approving Condition amendments to allow modification to a plot plan from a mixed-use development to single-family small lots.

1. FIND that this project will not have a significant effect on the environment, pursuant to the City's Environmental Guidelines and is in compliance with the California Environmental Quality Act (CEQA); that the Mitigated Negative Declaration reflects the independent judgment of the City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in Council File No. 14-1501 in the custody of the City Clerk and in the files of the Department of City Planning in the custody of the Environmental Review Section; and ADOPT the Mitigated Negative Declaration [ENV-2006-10217- MND], adopted on October 2, 2007 pursuant to addendum dated December 2, 2013 and pursuant to CEQA Guidelines Section 15162, based on the whole of the administrative record, no subsequent Environmental Impact Report or Negative Declaration is required for approval of the project.
2. ADOPT the FINDINGS of the Zoning Administrator, as modified by the PLUM Committee, as the Findings of Council.
3. RESOLVE TO GRANT IN PART AND DENY IN PART the APPEAL filed by Leah C. Blose to modify the project and the Conditions of Approval, for property located at 12361 and 12385 North San Fernando Road, and thereby SUSTAIN the Zoning Administrator's Determination in approving a Clarification and Amendments to modify Q Condition Nos. two, three, four, five and 15, and to delete Q Condition Nos. six, seven and eight of Ordinance No. 179269, Subject to the modified Conditions of Approval.

Applicant: Shawn Evenhaim, Mountain View Condos Corporation
Representative: Rogelio Navar, California Home Builders

Case No. ZA-2013-1577-AV-ZAA-CLQ-1A

Fiscal Impact Statement: None submitted by the Zoning Administrator. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

Summary:

At a regular meeting held on November 17, 2015, the Planning and Land Use Management Committee considered an appeal filed regarding the Zoning Administrator's determination of Q (Qualified) Classification approving Condition amendments to allow modification to a plot plan from a mixed-use development to single-family small lots. Staff from the Department of City Planning gave the Committee background information on the matter, and submitted revised Conditions and Findings to the Committee for consideration. After an opportunity for public comment, the Committee recommended that Council approve the revisions and grant in part/deny in part the appeal, and sustain the decision of the Zoning Administrator. This matter is now submitted to Council for its consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER:</u>	<u>VOTE:</u>
HUIZAR	ABSENT
HARRIS-DAWSON	YES
CEDILLO	ABSENT
ENGLANDER	YES
FUENTES	YES

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-NOT OFFICIAL UNTIL COUNCIL ACTS-