

MITIGATED NEGATIVE DECLARATION, MITIGATION MONITORING PROGRAM, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, RESOLUTION and ORDINANCE FIRST CONSIDERATION relative to a General Plan Amendment and Zone Change for the property at 22001 West Nordhoff Street.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

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; 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. 15-1370 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-2014-4199-MND] filed on November 5, 2010.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of the Council.
3. ADOPT the accompanying RESOLUTION as recommended by the Mayor, the Director of Planning and the LACPC APPROVING the proposed General Plan Amendment to the Chatsworth-Porter Ranch Community Plan to change the land use designation of the lot from Very Low 1 Residential to Low Medium 1 Residential for the property at 22001 West Nordhoff Street.
4. PRESENT and ADOPT the accompanying ORDINANCE, approved by the LACPC, to effect a Zone Change from A1-1 (Agricultural Zone) to (T)(Q)RD3-1 (Restricted Density Multiple Dwelling Zone), for the demolition of an existing church, nursery school and accessory buildings on a 198,633 square-foot lot and the construction of 58 single-family detached townhome condominiums that will be three stories in height and include private patios and individual garages with two covered parking spaces for each unit, for the property located at 22001 West Nordhoff Street , subject to modified Conditions of Approval. (The LACPC also approved a Site Plan Review for a residential development project of 50 units or more for this project).
5. INSTRUCT the Department of City Planning to update the General Plan and appropriate maps pursuant to this action.
6. ADVISE the applicant of "Q" Qualified classification time limit as described in the Committee report.
7. ADVISE the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
8. ADVISE the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination filing.

Applicant: Seth Boots, KB Homes

Case No. CPC-2014-4198-GPA-ZC-ZAA-SPR

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact, as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

TIME LIMIT FILE - FEBRUARY 1, 2016

(LAST DAY FOR COUNCIL ACTION - JANUARY 29, 2016)

Summary:

At a regular meeting held on January 12, 2016, the PLUM considered a General Plan Amendment and Zone Change for the property located at 22001 West Nordhoff Street. After an opportunity for public comment, the Committee recommended that Council approve General Plan Amendment and Zone Change. This matter is now submitted to Council for its consideration.

As indicated in Recommendation No. 6 and pursuant to Section 12.32-J of the Los Angeles Municipal Code (LAMC), the applicant is hereby advised that:

... whenever property remains in a "Q" Qualified classification for six years . . . after the effective date of the ordinance creating same without substantial physical development thereof for one or more of the uses first permitted herein having taken place within such time or if the Director of Planning determines that such development is not thereafter continuously and expeditiously carried on to completion, or if no physical development is necessary, without having been need for one or more of the purpose first permitted thereby, such Qualified classification and the authority contained therein shall become null and void, the rezoning proceedings shall be terminated and the property thereafter may only be utilized for those purposes permitted prior to the commencement of such rezoning proceedings."

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

MEMBER:	VOTE:
HUIZAR	YES
HARRIS-DAWSON	YES
CEDILLO	YES
ENGLANDER	ABSENT
FUENTES	YES

SD/ea
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