

MITIGATED NEGATIVE DECLARATION, MITIGATION MONITORING PROGRAM, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT and ORDINANCE FIRST CONSIDERATION relative to a Vesting Zone Change for the properties located at 18252, 18254, 18256 and 18260 West Sherman Way, and 7120, 7124 and 7128 North Etiwanda Avenue.

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 (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. 16-1376 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-2016-1028-MND] filed on July 18, 2016.
2. ADOPT the FINDINGS pursuant to and in accordance with Section 21081.6 of the California State Public Resources Code, the Mitigation Monitoring Program as the Findings of Council and ADOPT the Mitigation Monitoring Program.
3. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of the Council.
4. PRESENT and ADOPT the accompanying ORDINANCE dated September 8, 2016, effecting a Vesting Zone Change from [Q]C2-1L-CDO and [Q]P-1L-CDO to (T)(Q)RAS4-1LCDO, for the demolition of a two-story, 13,070 square-foot commercial building and surface parking lot and the construction, use and maintenance of a new four-story, mixed-use development consisting of two buildings with a maximum height of 47 feet, totaling 121,969 square-foot development, consisting of 115 dwelling units and 10,485 square feet of commercial floor area providing 228 automobile parking spaces within one at-grade and two subterranean parking levels, for the properties located at 18252, 18254, 18256, 18260 West Sherman Way and 7120, 7124, and 7128 North Etiwanda Avenue, subject to Conditions of Approval.
5. ADVISE the applicant of Q Qualified classification time limit as described and pursuant to Section 12.32-G.2(f) of the Los Angeles Municipal Code:

... 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.

6. 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.
7. 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: Reseda Citi, LLC c/o Parklane Investments

Representative: King Woods, Woods Diaz Group, LLC

Case No. CPC-2016-1027-VZC-ZAA-SPR-CDO

CEQA No. ENV-2016-1028-MND

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 - MARCH 3, 2017

(LAST DAY FOR COUNCIL ACTION - MARCH 3, 2017)

Summary:

At a regular meeting held on February 14, 2017, the PLUM Committee considered Vesting Zone Change Ordinance for the properties located at 18252, 18254, 18256 and 18260 West Sherman Way, and 7120, 7124 and 7128 North Etiwanda Avenue. After an opportunity for public comment, the Committee recommended, on consent, to approve the Vesting Zone Change. This matter is now submitted to the Council for consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

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