

To: The Council

Date: JUN 13 2017

From: Mayor

Council District: 7

Proposed General Plan Amendment and a Zone Change for  
Property Located at 9433 Sepulveda Boulevard & 15500-15508 Plummer Street  
Within the Mission Hills - Panorama City - North Hills Community Plan  
(CPC-2015-4184-GPA-ZC-BL-SPR)

I herewith concur with the City Planning Commission's action  
and transmit this matter for your consideration.



ERIC GARCETTI  
Mayor

DEPARTMENT OF  
CITY PLANNING

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ  
PRESIDENT

RENEE DAKE WILSON  
VICE-PRESIDENT

CAROLINE CHOE  
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June 6, 2017

The Honorable City Council  
City of Los Angeles  
City Hall, Room 395  
Los Angeles, California 90012

Dear Honorable Councilmembers:

**A PROPOSED GENERAL PLAN AMENDMENT AND ZONE CHANGE FOR PROPERTY LOCATED AT 9433 SEPULVEDA BOULEVARD AND 15500-15508 PLUMMER STREET WITHIN THE MISSION HILLS – PANORAMA CITY – NORTH HILLS COMMUNITY PLAN CASE NO. CPC-2015-4184-GPA-ZC-BL-SPR; COUNCIL DISTRICT NO. 7; CF 17-0021 AND CF 17-0021-S2**

Pursuant to the provisions of Sections 551, 555, and 558 of the City Charter, transmitted herewith is the April 25, 2017 action of the Planning and Land Use Management Committee (PLUM) recommending that the City Council adopt a General Plan Amendment to the Mission Hills – Panorama City – North Hills Community Plan from the Low Residential and a portion of Medium Residential to the Low Medium II Residential. PLUM is also recommending the approval of a Zone Change from RA-1 to (T)(Q)RD1.5-1 and a Zone Change from R3-1 to (T)(Q)R3-1 for the subject property, as set forth in the attached exhibits.

The Planning and Land Use Management Committee, as evidenced by the attached Findings, has determined that the proposed General Plan Amendment and Zone Change are consistent with the City's General Plan.

The proposed General Plan Amendment was submitted to the Mayor whose recommendation will be forwarded to you as specified by Section 11.5.6 of the Los Angeles Municipal Code.

**RECOMMENDATION**

That the City Council:

1. **Concur** in the attached action of the Planning and Land Use Management Committee relative to its approval of the proposed General Plan Amendment for the subject property; and
2. **Concur** in the attached action of the Planning and Land Use Management Committee relative to its approval of the recommended Zone Change for the subject property, with the attached conditions of approval; and

3. **Adopt** the Mitigated Negative Declaration, ENV-2015-4183-MND, the Environmental Review Letter dated April 14, 2017, and associated Mitigation Monitoring Program on its April 28, 2017 Planning and Land Use Management Committee hearing.

Very Truly Yours,

VINCENT P. BERTONI, AICP  
Director of Planning

  
Kevin Jones  
Senior City Planner

Attachments:

1. City Planning Case File
2. Resolution Amending the Community Plan
3. General Plan Amendment Ordinance Map

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CITY PLANNING

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June 6, 2017

The Honorable Eric Garcetti  
Mayor, City of Los Angeles  
City of Los Angeles  
City Hall, Room 303  
Los Angeles, California 90012

Dear Mayor Garcetti:

**A PROPOSED GENERAL PLAN AMENDMENT FOR PROPERTY LOCATED AT 9433 SEPULVEDA BOULEVARD AND 15500-15508 PLUMMER STREET WITHIN THE MISSION HILLS – PANORAMA CITY – NORTH HILLS COMMUNITY PLAN CASE NO. CPC-2015-4184-GPA-ZC-BL-SPR; COUNCIL DISTRICT NO. 7; CF 17-0021 AND CF 17-0021-S2**

Pursuant to the provisions of Sections 555 (d) of the City Charter and 11.56 of the Los Angeles Municipal Code, transmitted herewith is the May 11, 2017 action of the City Planning Commission, recommending that the City Council adopt a General Plan Amendment to the Mission Hills – Panorama City – North Hills Community Plan from the Low Residential and a portion of Medium Residential to the Low Medium II Residential Plan designation for the subject property, as set forth in the attached exhibits.

The proposed General Plan Amendment is submitted to you for your recommendation, which is to be forwarded to the City Council as specified by Section 11.5.6 of the Los Angeles Municipal Code. Planning and Land Use Management Committee, as evidenced by the attached Findings, has determined that the proposed General Plan Amendment and Zone Change are consistent with the City's General Plan.

The City Planning Commission, as evidenced by the attached revised Findings letter to Planning and Land Use Management Committee dated April 14, 2017, has determined that the proposed general plan amendment is consistent with City's General Plan.

Your action is requested on the proposed plan amendment as specified by Section 11.5.6 of the Los Angeles Municipal Code

**RECOMMENDATION**

That the Mayor:

1. **Concur** with the attached action of the Planning and Land Use Management Committee relative to its approval of the proposed General Plan Amendment for the subject

property; and

2. **Recommend** that the City Council adopt the attached Findings of the Planning and Land Use Management Committee relative to the General Plan Amendment and Zone Change for the subject property.

Very Truly Yours,

VINCENT P. BERTONI, AICP  
Director of Planning



Kevin Jones  
Senior City Planner

VPB:SB:KJ:LFS:NR

Attachments:

1. City Planning Case File
2. Plan Map
3. Resolution