

## RESOLUTION

**WHEREAS**, the applicant has requested an application for a Plan Amendment to change the land use designation of the property located at 9433 Sepulveda Boulevard & 15500 – 15509 Plummer Street from Medium Residential and Low Residential to Low Medium II Residential; within the Mission Hills-Panorama City-North Hills Community Plan; and

**WHEREAS**, the City Planning Commission approved the applicant's Plan Amendment request and recommended adoption by City Council of the Plan Amendment; and

**WHEREAS**, pursuant to the provisions of the Los Angeles City Charter, the Mayor and the City Planning Commission have transmitted their recommendations; and

**WHEREAS**, the requested General Plan Amendment is consistent with the intent and purpose of the Mission Hills-Panorama City-North Hills Community Plan to designate land uses in an orderly and unified manner; and

**WHEREAS**, the requested Zone Change is consistent with the requested General Plan land use designation; and

**WHEREAS**, the subject request would provide for a logical and uniform pattern of planned land use development that is compatible with surrounding land use designations of the General Plan; and

**WHEREAS**, the Plan Amendment and the Zone Change to (T)(Q)RD1.5-1 zone for the subject property would allow for the construction of a 75 dwelling units, which has included common open space park areas, numerous trees along its interior that includes vertical landscaping along the yard setbacks between the buildings on the north and the property lines along the north and east along with mature trees along the south property line, consistent with the Community Plan and zoning of surrounding uses; and

**WHEREAS**, the residential development would support the City's goals for housing development; and

**WHEREAS**, the subject project has prepared a Mitigated Negative Declaration (ENV-2015-4183-MND) and Mitigation Monitoring Program in accordance with the City's Guidelines for implementation of the California Environmental Quality Act (CEQA);

**NOW, THEREFORE, BE IT RESOLVED** that the Mission Hills-Panorama City-North Hills Community Plan be amended as shown on the attached General Plan Amendment map.

THE INTENT OF THIS ORDINANCE IS FOR THE BOUNDARIES OF THIS GENERAL PLAN LAND USE CHANGE TO COINCIDE WITH THOSE OF RECORDED TR 73939.

LANGDON AVE

BLVD

83

PLUMMER

ST 83

125

600.07

150

302

LOW MEDIUM II

227

LOW MEDIUM II

W'LY, S'LY, & E'LY LINES OF TR 20103.

160

SEPULVEDA

VINCENNES

ST

ALLEY

ALLEY

City of Los Angeles



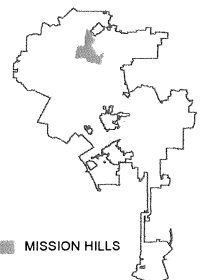
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MISSION HILLS

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MISSION HILLS