

MITIGATED NEGATIVE DECLARATION (MND), ADDENDUM, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, RESOLUTION, and ORDINANCES FIRST CONSIDERATION relative to a General Plan Amendment (GPA) and Zone Change for the property located at 9433 Sepulveda Boulevard and 15500-15508 Plummer Street.

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

1. FIND, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in MND No. ENV-2015-4183-MND (REC-1) adopted on April 28, 2017, and pursuant to California Environmental Quality Act Guidelines, Sections 15162 and 15164, as supported by the Addendum dated May 23, 2018, no major revisions are required to the MND and no subsequent environmental impact report, negative declaration, nor addendum is required for approval of the project.
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 and the LACPC, APPROVING the GPA from Medium Residential and Low Residential to Low Medium II Residential across the entire site.
4. PRESENT and ADOPT the accompanying ORDINANCE, dated June 28, 2018, effectuating a Zone Change from the existing R3-1 and RA-1 to (T)(Q)RD1.5-1 for the development of a 75-unit residential condominium project, in 15 separate townhome-style buildings spread throughout the entire site with private yards, individual garages with two parking spaces for each unit, common open space park areas, and an interior common access area for vehicles, with each of the separate 15 townhome-style buildings to include three to six units, with two or three bedroom units ranging in size between approximately 1,190 to 1,543 square feet, with the townhomes proposed at two to three stories, with a maximum height of 41 feet, with a total of 169 parking spaces, for the property located at 9433 Sepulveda Boulevard and 15500-15508 Plummer Street, subject to Conditions of Approval as modified by the Planning and Land Use Management Committee October 16, 2018 and attached to Council file No. 17-0021-S2.
5. PRESENT and ADOPT the accompanying ORDINANCE, dated June 28, 2018, for a Building Line Removal of a 22-foot building line along Plummer Street.
6. RESOLVE TO DENY THE APPEAL filed by Charles Johnson, and THEREBY SUSTAIN the determination of the LACPC approving a Site Plan Review for the construction, use, and maintenance of a project that results in 50 or more residential units for the development of a 75-unit residential condominium project, in 15 separate townhome-style buildings spread throughout the entire site with private yards, individual garages with two parking spaces for each unit, common open space park areas, and an interior common access area for vehicles, with each of the separate 15 townhome-style buildings to

include three to six units, with two or three bedroom units ranging in size between approximately 1,190 to 1,543 square feet, with the townhomes proposed at two to three stories, with a maximum height of 41 feet, with a total of 169 parking spaces, for the property located at 9433 Sepulveda Boulevard and 15500-15508 Plummer Street, subject to Conditions of Approval as modified by the Planning and Land Use Management Committee October 16, 2018 and attached to Council file No. 17-0021-S2.

7. INSTRUCT the Department of City Planning to update the General Plan and appropriate maps pursuant to this action.

8. ADVISE the applicant, pursuant to Los Angeles Municipal Code Section 12.32 G:

...property shall not remain in a Q Qualified classification for more than six years unless during that time: (1) there is substantial physical development of the property to allow for one or more of the uses for which the Q Qualified classification was adopted; or (2) if no physical development is necessary, then the property is used for one or more of the purposes for which the Q Qualified classification was adopted... When these time limitations expire, the Q 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.

9. ADVISE the applicant that, pursuant to 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.

10. 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: Randi Bach

Representative: Eric Lieberman, QES, Inc.

Case No. CPC-2015-4184-GPA-ZC-BL-SPR

Environmental No. ENV-2015-4183-MND-REC1

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

Community Impact Statement: None submitted.

TIME LIMIT FILE - NOVEMBER 2, 2018

(LAST DAY FOR COUNCIL ACTION - NOVEMBER 2, 2018)

Summary:

At a regular meeting held on October 16, 2018, the PLUM Committee considered a GPA, Zone Change, and appeal for the property located at 9433 Sepulveda Boulevard and 15500-15508 Plummer Street. Staff from the Department of City Planning provided background information on the original determination and appeal. The Appellant and the Representative for the Applicant provided comments in support of and opposing the appeal. A Representative from Council District Seven provided comments in support of denying the appeal and requested modifications to the conditions of approval. After an opportunity for public comment, the Committee recommended to approve the GPA and Zone Change for the project with the proposed modifications. 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
ENGLANDER	ABSENT
BLUMENFIELD	YES
PRICE	YES

ZHC
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-NOT OFFICIAL UNTIL COUNCIL ACTS-