

To: The Council

Date: AUG 24 2018

From: Mayor

Council District: 7

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)

I herewith approve 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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**CITY OF LOS ANGELES**  
CALIFORNIA



ERIC GARCETTI  
MAYOR

**EXECUTIVE OFFICES**  
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July 25, 2018

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

Dear Honorable Councilmembers:

**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**

Pursuant to the provisions of Sections 551, 555, and 558 of the City Charter, transmitted herewith is the June 28, 2018 action of the City Planning Commission recommending approval of a proposed General Plan Amendment to change the land use designation of the subject property from Medium Residential and Low Residential to Low Medium II Residential within the Mission Hills – Panorama City – North Hills Community Plan. The City Planning Commission recommended approval of a concurrent zone change from R3-1 and RA-1 to (T)(Q)RD1.5 and removal of a 22-foot building line.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed general plan amendment, zone change, and building line removal is consistent with the City's General Plan, will be compatible with adjacent land uses, and is appropriate for the site.

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. **Adopt** the Mitigated Negative Declaration, ENV-2015-4183-MND, the Addendum dated May 23, 2018, and the Mitigation Monitoring Program; and
2. **Adopt** the attached Findings of the City Planning Commission as the Findings of the City Council; and

3. **Concur** in the attached action of the City Planning Commission relative to its recommended approval of the proposed General Plan Amendment for the subject property; and
4. **Adopt** by Resolution, the proposed Plan Amendment to the Mission Hills – Panorama City – North Hills Community Plan as set forth in the attached exhibit; and
5. **Adopt** the ordinance changing the zone to (T)(Q)RD1.5 as set forth in the attached exhibit; and
6. **Adopt** the ordinance to remove the 22-foot building line as set forth in the attached exhibit; and
7. **Direct** staff to revise the Community Plan in accordance with this action.

Sincerely,

VINCENT P. BERTONI, AICP  
Director of Planning



Michelle Levy  
Senior City Planner

Attachments:

1. City Planning Case File
2. City Planning Commission action including the Findings
3. General Plan Amendment Map
4. Zone Change Ordinance Map
5. Building Line Removal Map

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July 25, 2018

Honorable Eric Garcetti, Mayor  
City of Los Angeles  
City Hall, Room 305  
Los Angeles, CA 90012

Dear Mayor:

**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**

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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. The Zone Change and Building Line Removal will be transmitted to you following City Council's action.

The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation will conform the City's General Plan, will be compatible with adjacent land uses, and is appropriate for the site.

**RECOMMENDATION**

That the Mayor:

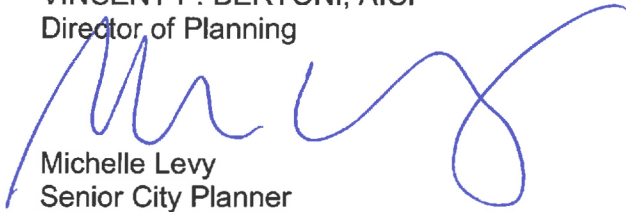
1. Concur in the attached action of the City Planning Commission relative to its recommended approval of the proposed General Plan Amendment for the subject property; and
2. Recommend that the City Council Adopt the attached Findings of the City Planning

Commission relative to the General Plan Amendment; and

3. Recommend that the Council Adopt, by Resolution, the Plan Amendment to the Mission Hills – Panorama City – North Hills Community Plan, as shown in the attached exhibit; and
4. Recommend that the City Council direct staff to revise the Community Plan in accordance with this action.

Sincerely,

VINCENT P. BERTONI, AICP  
Director of Planning



Michelle Levy  
Senior City Planner

Enclosures:

1. Resolution;
2. City Council Package