

## 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 and 15500 – 15508 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**, 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 from Medium Residential and Low Residential to Low Medium II Residential, and the Zone Change from R3-1 and RA-1 to (T)(Q)RD1.5-1, would allow 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 (2) parking spaces for each unit, common open space park areas, and an interior common access area for vehicles, 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 revised Mitigated Negative Declaration (ENV-2015-4183-MND), the Addendum dated May 23, 2018, and associated 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.