

## 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 Low Residential and a portion of Medium Residential to Low Medium II Residential; within the Mission Hills-Panorama City-North Hills Community Plan; and

**WHEREAS**, both the City Planning Commission and the City Planning and Land Use Management Committee approved the applicant's revised 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 and Land Use Management Committee 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 from the Low Residential and a portion of Medium Residential to the Low Medium II Residential, and the Zone Change from RA-1 to (T)(Q)RD1.5-1, with no changes to the remainder Medium Residential land use, and a Zone Change from R3-1 to (T)(Q)R3-1 zone for the subject property would allow for the construction of a 54-unit apartment building over the (T)(Q)R3-1 portion of the site, and a twenty-one (21) unit detached condominium style development over the (T)(Q)RD1.5-1 portion of the site which has included a 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 revised Mitigated Negative Declaration (ENV-2015-4183-MND), the Environmental Review Letter dated April 14, 2017, 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.

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

227

N'LY LINE OF LT 1, TR 20103.

**LOW MEDIUM II**

FOLLOWS EXISTING ZONE LINE AS DESCRIBED IN SA1377, ORDINANCE 164750.

W'LY & S'LY

S'LY LINES OF LT 1, TR 20103.

160

SEPULVEDA

VINCENNES

ST

ALLEY

ALLEY



150 75 0 150 Feet

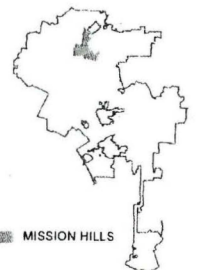
CPC 2015-4184 GPA ZC BL SPR

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MISSION HILLS

103116

City of Los Angeles



MISSION HILLS