

**PLANNING DEPARTMENT TRANSMITTAL
TO THE CITY CLERK'S OFFICE**

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
CPC-2015-4184-GPA-ZC-BL-SPR	ENV-2015-4183-MND	7 - Wesson
PROJECT ADDRESS:		
9433 Sepulveda Boulevard; 15500-15508 Plummer Street; 15420 -15450 Plummer Street		
APPLICANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
Scott Smith, Williams Homes 21080 Centre Point Parkway, Suite 101 Santa Clarita, CA 91350 <input type="checkbox"/> New/Changed		
APPLICANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
Eric Lieberman, QES, Inc. 14549 Archwood Street #308 Van Nuys, CA 91405		
APPELLANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A		
APPELLANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A		
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Nelson Rodriguez	818-374-9903	nelson.rodriquez@lacity.org
ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION		
General Plan Amendment		

FINAL ENTITLEMENTS NOT ADVANCING:

N/A

ITEMS APPEALED:

None

ATTACHMENTS:**REVISED:****ENVIRONMENTAL CLEARANCE:****REVISED:**

- Letter of Determination
- Findings of Fact
- Staff Recommendation Report
- Conditions of Approval
- Ordinance
- Zone Change Map
- GPA Resolution
- Land Use Map
- Exhibit A - Site Plan
- Mailing List
- Land Use
- Other _____

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- Categorical Exemption
- Negative Declaration
- Mitigated Negative Declaration
- Environmental Impact Report
- Mitigation Monitoring Program
- Other _____

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NOTES / INSTRUCTION(S):**FISCAL IMPACT STATEMENT:** Yes No

*If determination states administrative costs are recovered through fees, indicate "Yes".

PLANNING COMMISSION:

- City Planning Commission (CPC)
- Cultural Heritage Commission (CHC)
- Central Area Planning Commission
- East LA Area Planning Commission
- Harbor Area Planning Commission

- North Valley Area Planning Commission
- South LA Area Planning Commission
- South Valley Area Planning Commission
- West LA Area Planning Commission

PLANNING COMMISSION HEARING DATE:	COMMISSION VOTE:
May 11, 2017	7 - 0
LAST DAY TO APPEAL:	APPEALED:
N/A	N/A
TRANSMITTED BY:	TRANSMITTAL DATE:
James K. Williams	June 6, 2017



LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 532, Los Angeles, California, 90012-4801, (213) 978-1300

www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: JUN 06 2017

Case No.: CPC-2015-4184-GPA-ZC-BL-SPR
CEQA: ENV-2015-4183-MND
Plan Area: Mission Hills-Panorama City-North Hills
Related Case: VTT-73939-CN-1A

Council District: 7 – Wesson

Project Site: 9433 Sepulveda Boulevard;
15500 – 15508 Plummer Street;
15420 – 15450 Plummer Street

Applicant: Scott Smith, Williams Homes
Representative: Eric Lieberman, QES, Inc.

At its meeting of **May 11, 2017**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following project:

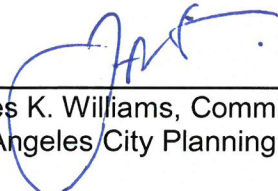
On April 25, 2017 the Planning and Land Use Management Committee considered the project and proposed changes to the Plan Amendment from that approved by the City Planning Commission at their meeting of October 27, 2016. Pursuant to Los Angeles Municipal Code Section 11.5.6 F, the matter is hereby returned to the City Planning Commission for recommendation on the proposed changes.

1. Pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the project was assessed in Mitigated Negative Declaration, No. ENV-2015-4183-MND (“Mitigated Negative Declaration”), and the environmental review letter to the City of Los Angeles Planning and Land Use Management (PLUM) Committee dated April 14, 2017, all adopted on April 28, 2017, and no subsequent EIR, negative declaration, or addendum is required for approval of the project;
2. **Approved** and **recommended** that City Council **adopt** the changes to the General Plan Amendment from Low Residential and a portion of Medium Residential to Low Medium Residential, to allow for 21 detached condominiums and a 54 unit apartment building, pursuant to Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC); and
3. **Adopted** the attached Revised Findings.

This action was taken by the following vote:

Moved: Millman
Seconded: Padilla-Campos
Ayes: Choe, Katz, Mack, Mitchell, Dake Wilson
Absent: Ambroz, Perlman

Vote: 7 – 0



James K. Williams, Commission Executive Assistant II
Los Angeles City Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

Effective Date/Appeals: The decision of the Los Angeles City Planning Commission is final and not appealable to the Los Angeles City Council.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Findings, Resolution, Map

c: Sarah Hounsell, City Planner
Nelson Rodriguez, Planning Associate

REVISED FINDINGS

General Plan/Charter Findings

1. General Plan Land Use Designation.

The Los Angeles General Plan sets forth goals, objectives and programs that guide both Citywide and community specific land use policies. The General Plan is comprised of a range of State-mandated elements, including, Land Use, Transportation, Noise, Safety, Housing and Conservation. The City's Land Use Element is divided into 35 community plans that establish parameters for land use decisions within those sub-areas of the City.

The subject property is located within the Mission Hills – Panorama City – North Hills Community Plan as updated and adopted by the City Council on June 9, 1999, and is not located in a specific plan area. The existing Plan designates the subject site for Medium Residential land uses along the Sepulveda Boulevard frontage with a corresponding zone of R3 and the remainder of the site Low Density with corresponding zones of RE9, RS, R1 and RU. The site is currently zoned RA.

~~The proposed plan amendment would designate the entire site for Low Medium II Residential land uses. The proposed project, a 75-unit condominium (townhome style) development, is consistent with the proposed zone change to RD1.5-1 for the entire project site and the accompanying Plan amendment to Low Medium II Residential which corresponds to the RD1.5, RD2, RW2, and RZ2.5 for the site. The project will provide needed housing and recreational space in the area. The buildings are all to be 3-stories with a maximum of 41-foot height with roof top decks; below the 45 foot limit established by Height District 1. The project provides 150 parking spaces and 19 guest spaces to comply with a long standing parking policy used by the Deputy Advisory Agency for new condominium development. The project site is not within a specific plan area.~~

The proposed plan amendment will designate the "L" shaped property fronting on Plummer Street as Low Medium II Residential and a portion of the Medium Residential will also be designated Low Medium II Residential to correspond to the RD1.5, RD2, RW2, and RZ2.5 Zones. The 21-unit detached residential condominiums will be developed on the portion of the site designated for Low Medium II Residential land use. Each of the 21-unit condominium buildings will be three-stories, 36-feet in height, with a pitched roofing, which is below the maximum allowed by the RD1.5-1 Zone.

The remainder of the site fronts on Sepulveda Boulevard and will retain its Medium Residential land use designation, which corresponds to the recommended (T)(Q)R3-1 Zone. This portion of the site will be developed with the 54-unit apartment building having a maximum height of 45 feet as allowed by right in the R3-1 Zone. The existing R3 portion has a width of approximately 167 feet and approximate depth of 275 feet.

The project will provide a total of 69 parking spaces for the 21-unit detached condominium project. The 54-unit apartment building will comply with the parking regulations for the R3-1 Zone. The project will provide needed housing and recreational space in the area.

Charter Section 555(a)

That the part or area involved has significant social, economic or physical identity.

The project site is a very underutilized parcel of land on the south side of Plummer Street, on a section of Plummer Street that is adjacent to an existing 75-unit senior citizen housing development east of the site. The location of this site is unique because it serves as a buffer between the more intensive uses along Sepulveda Boulevard to the east from the single family neighborhood to the west and south. Its substantial size, approximately 136,492 square feet of lot area (3.13 net acres), the development of a 54-unit apartment building over a portion of the site fronting Sepulveda Boulevard with the remainder "L" shaped portion of the site to be developed at a lower density with a 21-unit detached residential condominium creates a pattern that is sensitive to the surrounding single family neighborhoods to the west and south of the site while concentrating the majority of the density along the higher density area facing the Sepulveda Boulevard block. The total overall density for the project is 75-units and the project's mix of housing as for-sale and for-rent creates the significant social, economic and strong physical sense of identity for the area. ~~75-unit detached residential condominium project and the fact that the site has dual zoning establishes a strong physical identity.~~

2. **General Plan Text.** The Mission Hills – Panorama City – North Hills Community Plan text includes the following relevant land use goals, objectives, policies and programs:

GOAL 1: A SAFE SECURE, AND HIGH QUALITY RESIDENTIAL ENVIRONMENT FOR ALL ECONOMIC, AGE, AND ETHNIC SEGMENTS OF THE COMMUNITY.

The Mission Hills – Panorama City – North Hills Community Plan was updated and adopted by the Los Angeles City Council on June 9, 1999. The project, a Vesting Tentative Tract Map for condominium purpose, advances a number of specific policies and objectives contained in the Community Plan. These include:

Objective 1-2: To locate new housing in a manner which reduces vehicular trips and makes it accessible to services and facilities.

Policy 1-2.1 Locate higher residential densities near commercial centers, light rail transit stations, and major bus routes where public service facilities and utilities will accommodate this development.

Program: The plan concentrates most of the higher residential densities near transit corridors and/or Transit Oriented Districts (TOD).

Objective 1-5: To promote and insure the provision of adequate housing for all persons regardless of income, age, or ethnic background.

Policies 1-5.1 Promote greater individual choice in type, quality, price, and location of housing.

Policy 1-5.3 Ensure that new housing opportunities minimize displacement of the residents.

Program: The decision maker should adopt a finding which addresses any potential displacement of residents as part of any decision relating to the construction of new housing.

Policy 1-5.4 Provide for development of townhomes and other similar condominium type housing units to increase home ownership options.

Program: The Plan cannot require that condominium unit be built instead of rental units; however the Plan encourages such types of development by designating specific areas for Low Medium residential land use categories.

Policy 1-5.5 Provide for livable family housing at higher densities.

Program: The Plan promotes that the Zoning Code be amended to provide that multiple residential densities should not be limited by the number of bedrooms per unit in order to facilitate family housing.

The proposed project will meet the above objectives and policies by providing housing at an appropriate density and location to meet the plan area's needs. The proposed project would revitalize the site and would be compatible with the existing neighborhood land use and character by creating a 54-unit apartment building over a portion of the site fronting on Sepulveda Boulevard with the remainder "L" shaped portion of the site to be developed at a lower density with 21-unit detached residential condominiums to be fifteen separate 4 to 6 unit buildings all to be 3-stories with a maximum height of 41 feet 36 feet for the residential condominium portion of the site and 45 feet for the apartment building, with roof top decks. The project would provide a natural transition between the higher intense uses fronting Sepulveda Boulevard to the east from the single family neighborhood to the west and south.

The proposed site plan reduces massing and provides building separation from single-family residences with open spaces and landscaped setbacks while increasing the density to the east of the site facing Sepulveda Boulevard where the surrounding density is higher. The project will improve Sepulveda Boulevard and Plummer Street with a new full-width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvements including sidewalk adjacent to the subject site.

The proposed project will provide additional housing opportunities for residents who desire for sale or rental units, while contributing to the revitalization of the area. Therefore, the proposed project is consistent with the General Plan and the proposed Low Medium II Residential land use designation over the condominium portion of the site and the existing Medium Residential land use designation that helps to implement the goals and objectives of the Mission Hills – Panorama City – North Hills Community Plan.

Zone Change / General Plan / Legislative Action Findings

3. The requested zone change is in conformance with public necessity, convenience, general welfare and good zoning practice.

There is a critical and well-documented demand for housing throughout the City of Los Angeles. The proposed Zone Change, General Plan Amendment, T Conditions, Q Conditions and Building Line are consistent with Section 558 of the City Charter and Section 12.32 of the LAMC in that it will be in conformance with public necessity, convenience, general welfare and good zoning practice as described below. With the approval of the requested General Plan Amendment, the requested zoning will be consistent with the General Plan.

The proposed zone change from ~~R3-1 and RA-1~~ to (T)(Q) RD1.5-1 and a Zone Change from the existing R3-1 to (T)(Q)R3-1 creates a more uniform type of development that is at a density between the Low Residential and Medium Land Use designation. Immediately north east of the subject site is an existing 3-story, 75-unit senior housing development with surface parking that was approved in the early 1980s by Zone Variance (ZA-1981-362-ZV).

Public necessity requires that housing be provided for all segments of the population in diverse locations. Further, said housing must be affordable to the maximum extent possible and provided in such a manner as to protect adjacent projects from adverse impact. The proposed project is beneficial in terms of public necessity in that it offers a mix of both desirable market-rate, residential units, providing a new, high quality, for-sale dwelling option that is currently unavailable in the local community and rental units from the proposed apartment building. The granting of a General Plan Amendment as proposed with a zone change will permit development of this type in a manner that addresses the public necessity for housing in this area. These homeownerships will come with usable open space amenities, and transit accessibility that helps to serve and support local businesses.

The proposed project replaces outdated buildings on a site that has been neglected and under served for a number of years, with a new townhome style housing product over the "L" shaped portion of the site currently unavailable at this time. The proposed project follows good planning principles by offering a density transition between the single-family dwellings to the south and west of the project site from the senior citizen housing to the north, and more intensive uses fronting Sepulveda Boulevard to the east. The project further follows good planning principles by scaling back the height to under 42 feet 36 feet for the condominium development, and 45-feet for the apartment building where the higher surrounding density exists and where the zoning code permits a maximum height of 45 feet.

In conjunction with its central location, the project site is well-served by public transit. The intersection of Sepulveda Boulevard and Plummer Street is served by Metro Rapid Bus Line 734 going south to Westwood/UCLA and north to the Sylmar Metro Station. It is also served by Metro Local Bus Line 167 going west to the Chatsworth Metro Station and southeast to Coldwater Canyon.

The proposed plan amendment and zone change provide housing opportunities in a way that supports good zoning practice. The densities proposed are in line with the projected housing growth of the area and therefore are compatible with objectives of the Community Plan. The site plan design utilizes the odd shaped lot configuration by dividing the housing units as a 54-unit apartment building over a portion of the site fronting on Sepulveda Boulevard with the remainder "L" shaped portion of the site fronting on Plummer Street to be developed as a lower density with 21-unit detached residential condominiums into 15 buildings to be 4 to 6 units each therefore decreasing the potential massing impact to the west and south where the lower residential density exists. Adequate setbacks provide ample space for light and air circulation for the proposed buildings as well as surrounding structures. The site plan accommodates two small open space parks like amenities connected with interior pedestrian pathways.

A review of the General Plan and its elements including, the Mission Hills – Panorama City – North Hills Community Plan, reveals that there is no conflict or inconsistency with any stated element or objectives if the proposed Zone Change and General Plan Amendment are approved.

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 LINES OF LT 1, TR 20103.

S'LY LINES OF LT 1, TR 20103.

160

SEPULVEDA

VINCENNES

ST

ALLEY

ALLEY



150 75 0 150 Feet

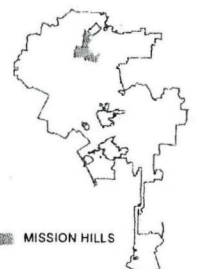
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MISSION HILLS

103116

City of Los Angeles



MISSION HILLS