

To: The Council

Date: JAN 18 2017

From: Mayor

Council District: 6

Proposed General Plan Amendment, Zone Change, and Building Line Removal on  
Property Located at 14701-14719 West Plummer Street  
Within the Mission Hills –Panorama City – North Hills Community Plan  
(CPC-2016-1168-GPA-ZC-BL)

I herewith concur with 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

ROBERT L. AHN  
CAROLINE CHOE  
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DANA M. PERLMAN

JAMES K. WILLIAMS  
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**CITY OF LOS ANGELES**  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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INFORMATION  
<http://planning.lacity.org>

Case No. CPC-2016-1168-GPA-ZC-BL  
Council District No. 6

**DEC 14 2016**

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

Dear Mayor Garcetti:

**A PROPOSED GENERAL PLAN AMENDMENT, ZONE CHANGE, AND BUILDING LINE REMOVAL ON PROPERTY LOCATED AT 14701-14719 WEST PLUMMER STREET WITHIN THE MISSION HILLS – PANORAMA CITY – NORTH HILLS COMMUNITY PLAN.**

Pursuant to the provisions of Section 551, 555 and 558 of the City Charter, transmitted herewith is the October 27, 2016 action of the City Planning Commission approving a proposed General Plan Amendment to the Mission Hills – Panorama City – North Hills Community Plan by changing the land use designation for a property located at 14701-14719 West Plummer Street from Low Residential to Low Medium I Residential. The City Planning Commission also approved a concurrent zone change from RA-1 to (T)(Q)RD3-1 for the construction of twenty-eight small lot homes in conjunction with a small lot subdivision and a building line removal along Plummer Street.

The proposed general plan amendment and zone and height district change are 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 City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation will conform to the City's General Plan, will be compatible with adjacent land uses, and is appropriate for the site.



Your action is requested on the proposed plan amendment 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 the City Council's action.

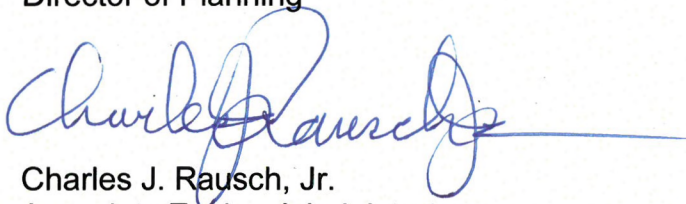
**RECOMMENDATION**

That the Mayor:

1. Concur in the attached action of the City Planning Commission relative to its 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 City Council direct staff to revise the Mission Hills – Panorama City – North Hills Community Plan in accordance with this action

Sincerely,

VINCENT P. BERTONI  
Director of Planning

A handwritten signature in blue ink, appearing to read "Charles J. Rausch, Jr.", with a long horizontal line extending to the right.

Charles J. Rausch, Jr.  
Associate Zoning Administrator

Attachments:

1. CPC Case File
2. Plan Map
3. Resolution
4. City Council Package
5. Mayor's Transmittal Form

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CITY PLANNING

CITY PLANNING COMMISSION

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DEC 14 2016

Case No. CPC-2016-1168-GPA-ZC-BL  
Council District No. 6

Honorable City Council  
City of Los Angeles  
City Hall, Room 395  
Los Angeles, CA 90012

Dear Honorable Councilmembers:

**A PROPOSED GENERAL PLAN AMENDMENT, ZONE CHANGE, AND BUILDING LINE REMOVAL ON PROPERTY LOCATED AT 14701-14719 WEST PLUMMER STREET WITHIN THE MISSION HILLS – PANORAMA CITY – NORTH HILLS COMMUNITY PLAN.**

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The City Planning Commission, as evidenced by the attached Findings, has determined that the proposed land use designation, zone change, and building line removal will conform 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:

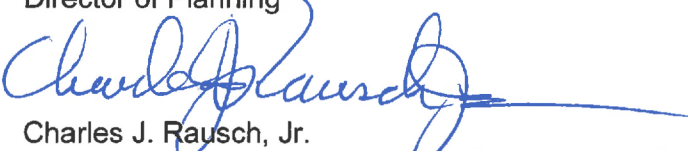
1. Find, based on its independent judgement, after consideration of the entire administrative record, that the project was environmentally assessed under Case No.

ENV-2016-1169-MND adopted on August 30, 2016; and pursuant to CEQA Guidelines, Section 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project; and

2. 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
3. Adopt the Ordinance for the change of zone to (T)(Q)RD3-1 subject to the (T) Tentative Classification and (Q) Qualified Classification conditions as set forth in the attached exhibit; and
4. Adopt the Ordinance for the building line removal of the existing building line by Ordinance Nos. 99,739; and
5. Adopt the attached Findings of the City Planning Commission relative to the General Plan Amendment; and
6. Direct staff to revise the Mission Hills – Panorama City – North Hills Community Plan Map.

Sincerely,

VINCENT P. BERTONI  
Director of Planning



Charles J. Rausch, Jr.  
Associate Zoning Administrator

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