

MITIGATED NEGATIVE DECLARATION, MITIGATION MEASURES, MITIGATION MONITORING PROGRAM, PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT, RESOLUTION and ORDINANCES FIRST CONSIDERATION relative to a General Plan Amendment, Zone Change and Building Line Removal for the properties located at 14701-14719 West Plummer Street.

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. FIND, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-1169-MND, and all comments received, with the imposition of mitigation measures, that there is no substantial evidence that the project will have a significant effect on the environment; FIND that the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; FIND that the mitigation measures have been made enforceable conditions on the project; and ADOPT the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of the Council.
3. ADOPT the accompanying RESOLUTION as recommended by the Mayor and the LACPC, APPROVING the proposed General Plan Amendment to the Mission Hills-Panorama City-North Hills Community Plan to re-designate the project site from Low Residential to Low Medium I Residential land uses for the demolition of existing structures and the construction, use, and maintenance of 28 small lot homes in conjunction with a small lot subdivision, with each of the small lot homes being two-stories, with a maximum height of approximately 23 feet, having two covered parking spaces, for a total of 56 residential parking spaces and nine guest parking spaces provided on the site, for the properties located at 14701-14719 West Plummer Street.
4. PRESENT and ADOPT the accompanying ORDINANCE dated October 27, 2016, effecting a Zone Change from RA-1 to (T)(Q)RD3-1, for the subject project located at 14701-14719 West Plummer Street, subject to Conditions of Approval.
5. PRESENT and ADOPT the accompanying ORDINANCE dated October 27, 2016, for a Building Line Removal of a 24-foot building line along the northern side of Plummer Street, established pursuant to Ordinance No. 99739, for the subject project located at 14701-14719 West Plummer Street.
6. ADVISE the applicant of Q Qualified classification time limit as described and pursuant to Section 12.32-G.2(f) of the Los Angeles Municipal Code:

*. . . whenever property remains in a Q Qualified classification for six years . . . after the effective date of the ordinance creating same without substantial physical development thereof for one or more of the uses first permitted herein having taken place within such time or if the Director of Planning determines that such development is not thereafter*

*continuously and expeditiously carried on to completion, or if no physical development is necessary, without having been need for one or more of the purpose first permitted thereby, such Qualified classification and the authority contained therein shall become null and void, the rezoning proceedings shall be terminated and the property thereafter may only be utilized for those purposes permitted prior to the commencement of such rezoning proceedings.*

7. ADVISE the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
8. ADVISE the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination filing.

Applicant: AG Plummer, LLC

Representative: Ronald Cargill, Cargill Planning and Pre-development Services

Case No. CPC-2016-1168-GPA-ZC-BL

Fiscal Impact Statement: The LACPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

**TIME LIMIT FILE - MARCH 29, 2017**

**(LAST DAY FOR COUNCIL ACTION - MARCH 29, 2017)**

Summary:

At a regular meeting held on March 21, 2017, the PLUM Committee considered a General Plan Amendment and Zone Change for properties at 14701-14719 West Plummer Street. After an opportunity for public comment, the Committee recommended on consent to approve the project and Zone Change. This matter is now submitted to the Council for consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER:</u>	<u>VOTE:</u>
HUIZAR	YES
HARRIS-DAWSON	YES
CEDILLO	YES
ENGLANDER	YES
PRICE	YES

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**