

MITIGATED NEGATIVE DECLARATION (MND), MITIGATION MEASURES, MITIGATION MONITORING PROGRAM, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, and ORDINANCE FIRST CONSIDERATION relative to a Vesting Zone Change for the property located at 18341 West Sherman Way and 18344 West Cantlay Street .

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

1. FIND, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in MND No. ENV-2016-2866-MND, and pursuant to California Environment Quality Act (CEQA) Guidelines, Sections 15162 and 15164, no subsequent Environmental Impact Report, negative declaration, nor addendum is required for approval of the project.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of the Council.
3. PRESENT and ADOPT the accompanying ORDINANCE, dated August 2, 2017 and disapproved by the Director of Planning on behalf of the LACPC, effecting a Vesting Zone Change from [Q]C2-1D-CDO and [Q]P-1D-CDO to (T)(Q)RAS4-1D-CDO, to permit a building height of up to 55 feet, for the demolition of a two-story 40,200 square-foot commercial building and surface parking lot and the construction, use and maintenance of a new mixed-use development consisting of two buildings with a maximum height of 55-feet, totaling 129,634 square-foot development, consisting of 112 dwelling units and 15,160 square feet of commercial floor area, providing approximately 228 automobile parking spaces and 155 bicycle parking spaces within one at-grade and two subterranean parking levels, for the properties located at 18341 West Sherman Way and 18344 West Cantlay Street, subject to Conditions of Approval as modified by PLUM Committee on August 1, 2017.
4. ADVISE the applicant, pursuant to Los Angeles Municipal Code Section 12.32 G:  
  
*. . . 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.*
5. ADVISE the applicant that, pursuant to 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.
6. 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.

7. NOT PRESENT and ORDER FILED the ORDINANCE dated April 27, 2017.

Applicant: Reseda Majestic, LLC

Representative: King Woods, Woods Diaz Group, LLC

Case No. CPC-2016-2865-VZC-SPR-ZAA-CDO

CEQA No. ENV-2016-2866-MND

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 - SEPTEMBER 11, 2017**

**(LAST DAY FOR COUNCIL ACTION - SEPTEMBER 8, 2017)**

**10 VOTES REQUIRED ON SECOND READING**

Summary:

At a meeting held on August 1, 2017, the PLUM Committee considered a draft Ordinance for a Vesting Zone Change for the property located at 18341 West Sherman Way and 18344 West Cantlay Street. Councilmember Blumenfield introduced proposed modifications to the Conditions of Approval Q Qualified classifications. After an opportunity for public comment, the Committee recommended to approve the Vesting Zone Change Ordinance for the project with the proposed modifications. 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	ABSENT
HARRIS-DAWSON	YES
ENGLANDER	YES
BLUMENFIELD	YES
PRICE	YES

ZHC  
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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**