

MITIGATED NEGATIVE DECLARATION (MND), PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, RESOLUTION, and ORDINANCES FIRST CONSIDERATION relative to a General Plan Amendment (GPA), Zone Change, and Building Line Removal for the property located at 7105-7119 North Tampa Avenue.

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-2016-4517-MND, adopted on April 21, 2017 under Planning Case No. VTT-74222-SL; 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. ADOPT the accompanying RESOLUTION as recommended by the Mayor and the LACPC, APPROVING the GPA to amend the Reseda - West Van Nuys Community Plan to re-designate the subject property from Low Residential to Low Medium I Residential land use.
4. PRESENT and ADOPT the accompanying ORDINANCE, dated October 5, 2017 and disapproved by the Director of Planning on behalf of the LACPC, effectuating a Zone Change from RA-1-RIO to (T)(Q)RD3-1-RIO for the construction, use, and maintenance of 22 small lot homes in conjunction with a small lot subdivision, with each of the small lot homes to be two-stories at a maximum height of 24-feet, and an attached two car garage, with 14 guest parking spaces for a total of 56 parking spaces for the proposed development, for the property located at 7105-7119 North Tampa Avenue, subject to Conditions of Approval as modified by PLUM Committee on October 3, 2017.
5. PRESENT and ADOPT the accompanying ORDINANCE dated May 25, 2017, for a Building Line Removal of a 25-foot building line along the western side of Tampa Avenue, established pursuant to Ordinance No. 105340.
6. ADVISE the applicant, pursuant to Los Angeles Municipal Code Section 12.32 G:

...property shall not remain in a Q Qualified classification for more than six years unless during that time: (1) there is substantial physical development of the property to allow for one or more of the uses for which the Q Qualified classification was adopted; or (2) if no physical development is necessary, then the property is used for one or more of the purposes for which the Q Qualified classification was adopted... When these time limitations expire, the Q 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. INSTRUCT the Department of City Planning to update the General Plan and appropriate maps pursuant to this action.
8. 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.
9. 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.
10. NOT PRESENT and ORDER FILED the Ordinance dated May 25, 2017 relative to the Zone Change.

Applicant: Tampa Village, LLC

Representative: Chuck Francoeur, Montage Development Corp.

Case No. CPC-2016-4518-ZC-GPA-ZAA-BL-F

CEQA No. ENV-2016-4517-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 - NOVEMBER 15, 2017

(LAST DAY FOR COUNCIL ACTION - NOVEMBER 8, 2017)

Summary:

At a regular meeting held on October 3, 2017, the PLUM Committee considered a GPA, Zone Change, and Building Line Removal for the property located at 7105-7119 North Tampa Avenue. Staff from the Department of City Planning provided background information on the project. Councilmember Blumenfield provided comments in support of modifying the Conditions of Approval. After an opportunity for public comment, the Committee recommended to approve the GPA, Zone Change, and Building Line Removal for the project with modified Conditions of Approval. 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
ENGLANDER	YES
BLUMENFIELD	YES
PRICE	YES

ZHC
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-NOT OFFICIAL UNTIL COUNCIL ACTS-