

MITIGATED NEGATIVE DECLARATION, MITIGATION MEASURES, MITIGATION MONITORING PROGRAM (MMP), PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, RESOLUTION and ORDINANCE FIRST CONSIDERATION relative to a General Plan Amendment (GPA) and Vesting Zone Change for the property located at 12420 West Osborne Street.

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

1. FIND, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV-2016-2569-MND, adopted on January 10, 2019; and pursuant to California Environmental Quality Act Guidelines, Sections 15162 and 15164, no subsequent Environmental Impact Report, negative declaration, or addendum is required for approval of the project.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. ADOPT the accompanying RESOLUTION, as recommended by the Mayor and the LACPC, approving a GPA to the Arleta-Pacoima Community Plan, from Low Residential to Limited Industrial.
4. PRESENT and ADOPT the accompanying land use designation ORDINANCE, dated January 10, 2019, effectuating a Vesting Zone Change from R1-1-CUGU to (T)[Q]MR1-1-CUGU subject to (T) and [Q] conditions for the demolition of an existing one-story, approximately 940 square-foot single-family dwelling; and the construction, use and maintenance of a one-story, approximately 21-feet 4-inches in height, 1,940 square-foot commissary / food catering establishment for the film and television industry, which will include a catering kitchen preparation area, office, walk-in refrigeration, storage, and laundry room with 11 parking spaces all on an 11,628 square-foot lot for the property located at 12420 West Osborne Street, subject to Conditions of Approval, as modified by the PLUM Committee and attached to the Council file.
5. 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.*

6. INSTRUCT the Department of City Planning to update the General Plan and appropriate maps pursuant to this action.

7. 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.
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: Jose Trujillo

Representative: Veronica Becerra, Rabuild Commercial Services, LLC

Case No. CPC-2016-2568-GPA-VZC

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 - APRIL 30, 2019**

**(LAST DAY FOR COUNCIL ACTION - APRIL 30, 2019)**

Summary:

At a regular meeting held on April 2, 2019, the PLUM Committee considered a Mayor and LACPC report regarding a General Plan Amendment and Vesting Zone Change for the property located at 12420 West Osborne Street. After an opportunity for public comment, the Committee recommended to approve the General Plan Amendment and the Vesting Zone Change Ordinance. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON	YES
BLUMENFIELD	ABSENT
PRICE	YES
CEDILLO	YES
SMITH	ABSENT

RM

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**